

Suburb flyover report

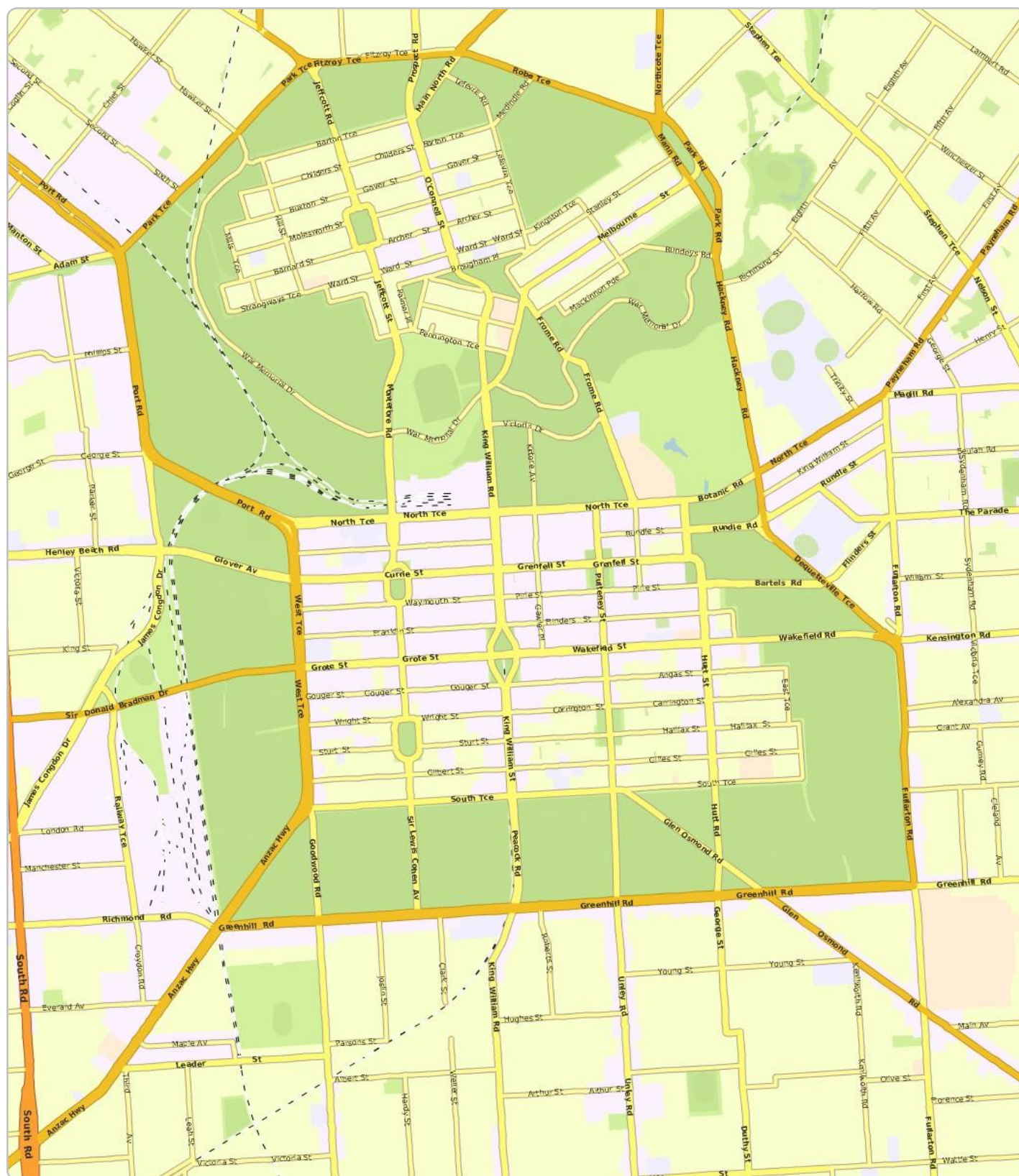


ADELAIDE (HOUSE)

PREPARED BY: YOUR PROPERTY EXPERT, RAY WHITE ADELAIDE



ADELAIDE - Suburb Map



Prepared on 12/12/2017 by YOUR PROPERTY EXPERT, 08 8213 5900 at Ray White Adelaide. © Property Data Solutions Pty Ltd 2017 (pricfinder.com.au)

The materials provided are distributed as an information source only. © The State of South Australia December/2017. This information is based on data supplied by the South Australian Government and is published by permission. The South Australian Government does not accept any responsibility for the accuracy, completeness or suitability for any purpose of the published information or the underlying data.



ADELAIDE - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
1999	30	\$ 202,000	0.0 %	\$ 100,000	\$ 600,000
2000	24	\$ 231,250	14.5 %	\$ 100,000	\$ 900,000
2001	26	\$ 220,500	-4.6 %	\$ 120,000	\$ 500,000
2002	36	\$ 310,000	40.6 %	\$ 25,000	\$ 1,410,000
2003	44	\$ 284,750	-8.1 %	\$ 110,000	\$ 1,125,000
2004	27	\$ 430,000	51.0 %	\$ 270,000	\$ 1,950,000
2005	32	\$ 406,500	-5.5 %	\$ 2,800	\$ 1,550,000
2006	50	\$ 315,700	-22.3 %	\$ 179,000	\$ 2,275,000
2007	27	\$ 515,000	63.1 %	\$ 190,000	\$ 1,450,000
2008	26	\$ 487,500	-5.3 %	\$ 220,000	\$ 1,386,000
2009	16	\$ 568,000	16.5 %	\$ 345,000	\$ 760,000
2010	20	\$ 540,000	-4.9 %	\$ 250,000	\$ 1,080,000
2011	19	\$ 475,000	-12.0 %	\$ 380,000	\$ 1,220,000
2012	16	\$ 575,000	21.1 %	\$ 391,000	\$ 2,378,000
2013	16	\$ 565,000	-1.7 %	\$ 356,500	\$ 1,800,000
2014	17	\$ 658,250	16.5 %	\$ 445,000	\$ 1,610,000
2015	33	\$ 680,000	3.3 %	\$ 320,000	\$ 1,550,000
2016	22	\$ 805,000	18.4 %	\$ 230,000	\$ 2,300,000
2017	23	\$ 660,000	-18.0 %	\$ 27,000	\$ 2,000,000

Median Sale Price

\$694k

Based on 26 recorded House sales within the last 12 months (Oct '16 - Sep '17)

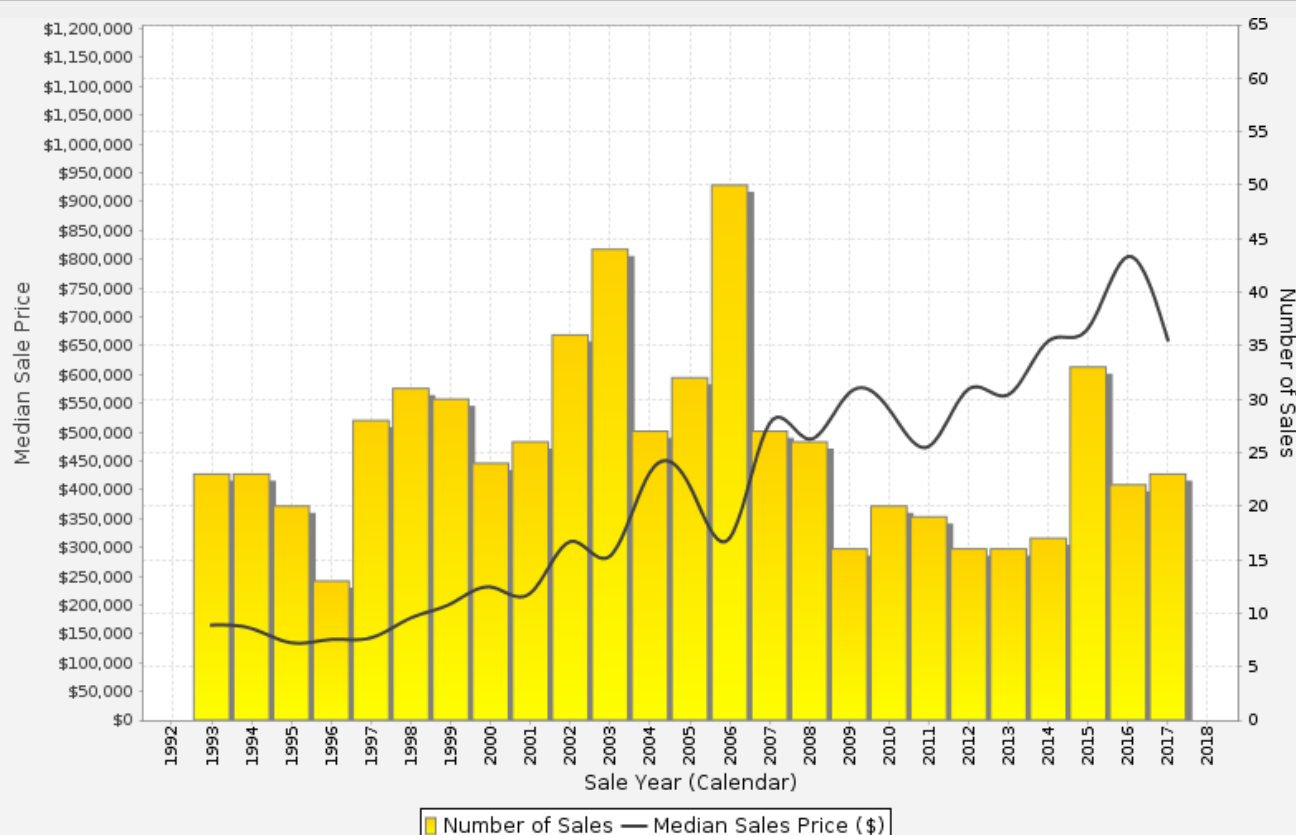
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

-3.6%

Current Median Price: \$694,000
Previous Median Price: \$720,000

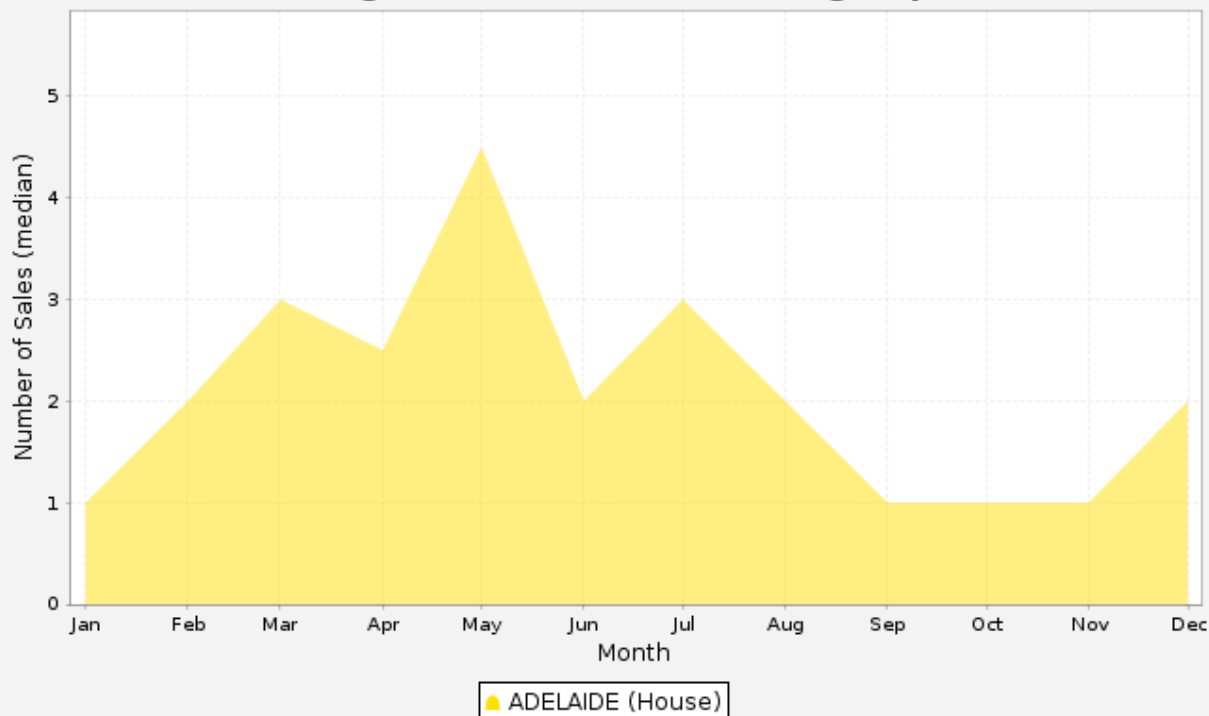
Based on 51 recorded House sales compared over the last two rolling 12 month periods





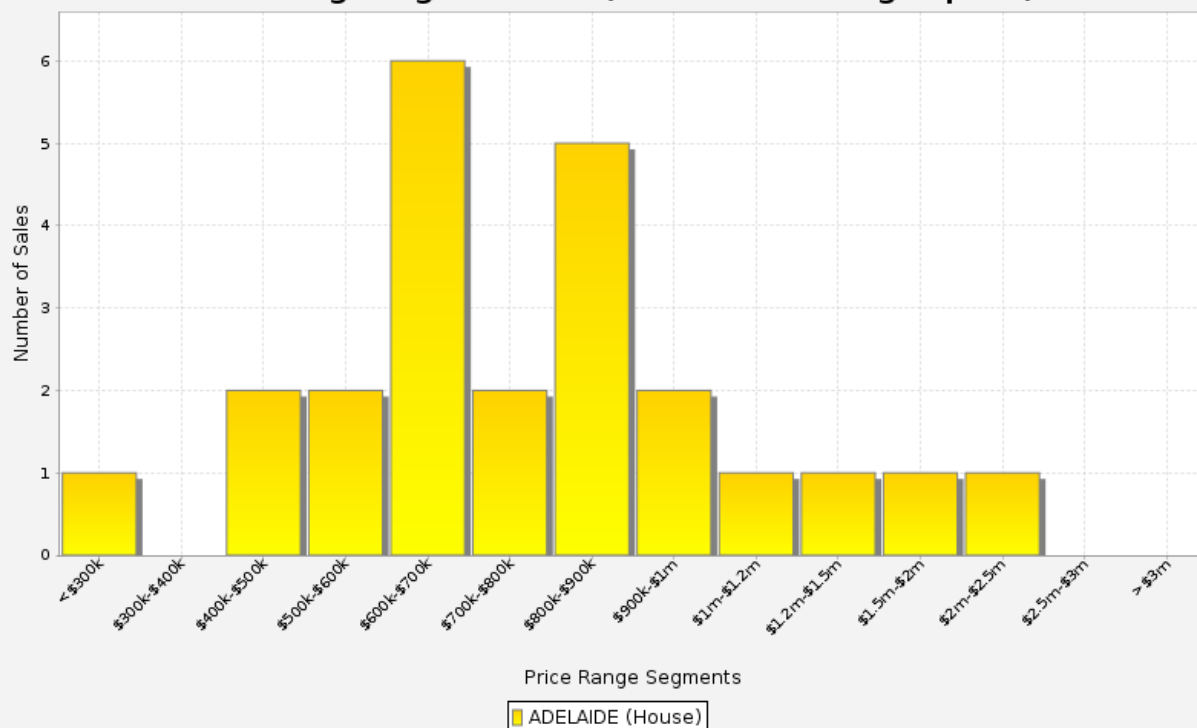
ADELAIDE - Peak Selling Periods

Peak Selling Periods (3 Years ending Sep 2017)



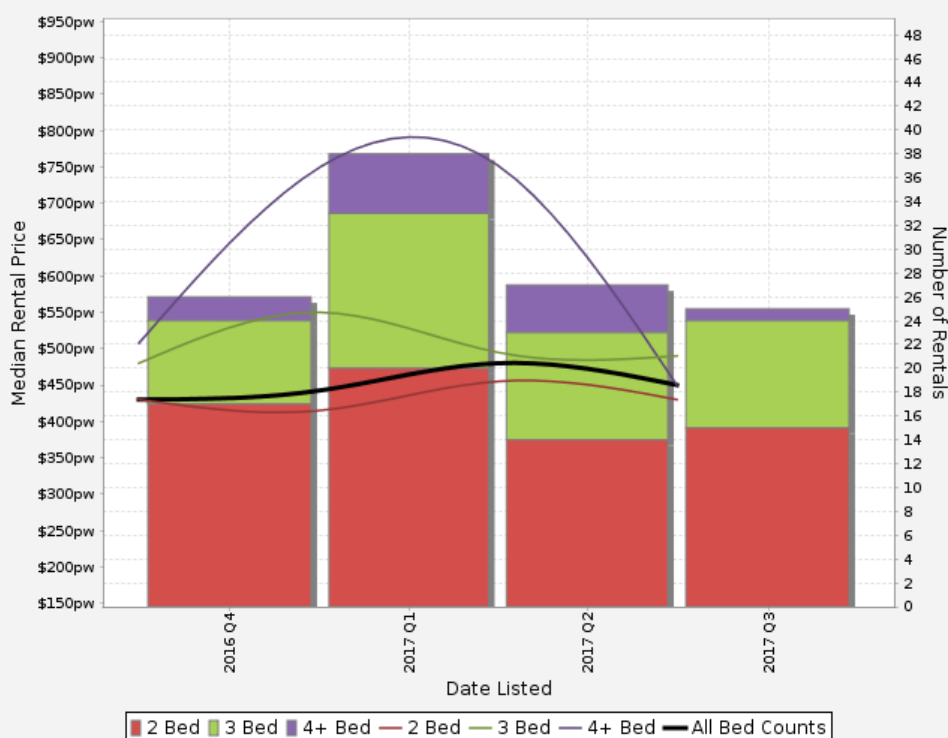
ADELAIDE - Price Range Segments

Price Range Segmentation (12 Months ending Sep '17)





ADELAIDE - Median Weekly Rents (Houses)



Suburb Sale Price Growth

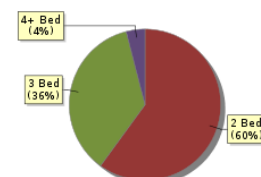
-3.6%

Current Median Price: \$694,000

Previous Median Price: \$720,000

Based on 51 registered House sales compared over the last two rolling 12 month periods.

Bedroom Breakdown



Suburb Rental Yield

+3.4%

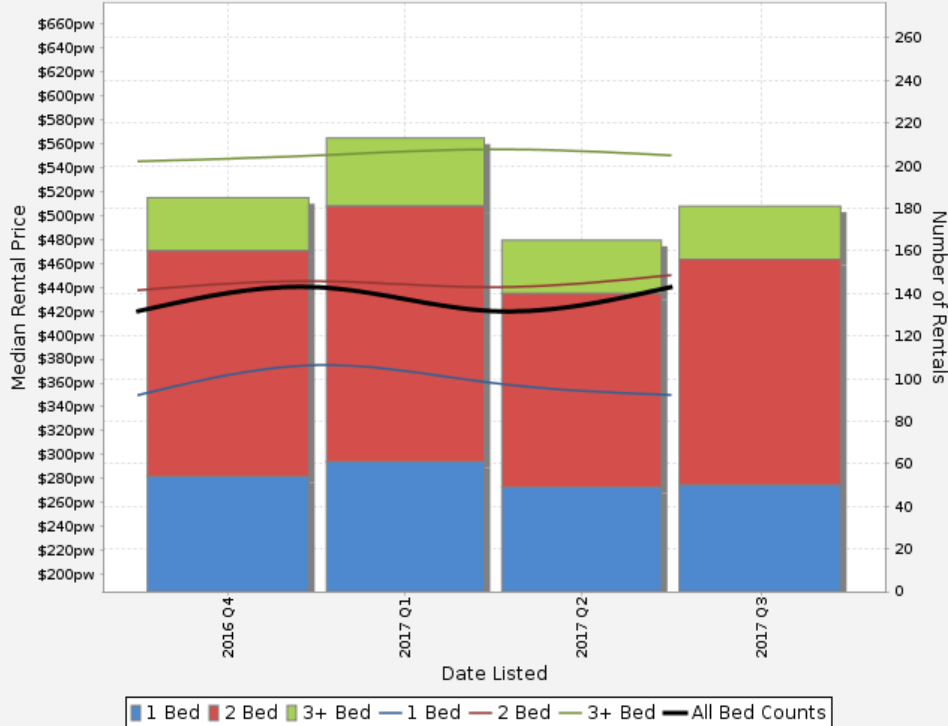
Current Median Price: \$694,000

Current Median Rent: \$450

Based on 116 registered House sales compared over the last 12 months.



ADELAIDE - Median Weekly Rents (Units)



Suburb Sale Price Growth

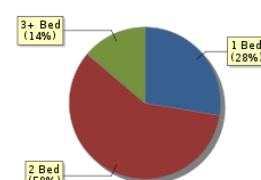
+21.0%

Current Median Price: \$486,500

Previous Median Price: \$402,050

Based on 1294 registered Unit sales compared over the last two rolling 12 month periods.

Bedroom Breakdown



Suburb Rental Yield

+4.6%

Current Median Price: \$486,500

Current Median Rent: \$430

Based on 744 registered Unit sales compared over the last 12 months.

SOLD

ADELAIDE - Recently Sold Properties

Median Sale Price

\$694k

Based on 26 recorded House sales within the last 12 months (Oct '16 - Sep '17)

Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

-3.6%

Current Median Price: \$694,000
Previous Median Price: \$720,000

Based on 51 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

26

Based on recorded House sales within the 12 months (Oct '16 - Sep '17)

Based on a rolling 12 month period and may differ from calendar year statistics

22 HALLETT ST



18/388 CARRINGTON ST



231 CARRINGTON ST



110 SOUTH TCE



4/211 GILLES ST



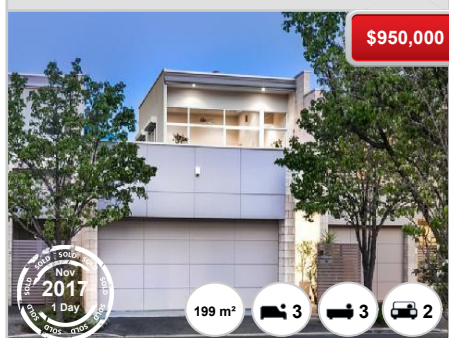
38 GILLES ST



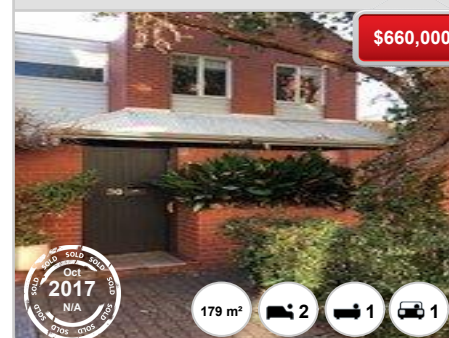
28 JOHN ST



20 CATHERINE HELEN SPENCE ST



30 CHARLOTTE PL



15 LITTLE GILBERT ST

\$721,000

200 m² 3 1 2

Sold 2017 N/A

108 SOUTH TCE

\$560,000

144 m² 3 2 -

Sold 2017 N/A

10 ADA ST

\$565,000

81 m² 2 1 1

Sold 2017 N/A

24-28 STAFFORD ST

\$840,000

139 m² 3 2 2

Sold 2017 N/A

161 STURT ST

\$825,000

262 m² 2 1 1

Sold 2017 N/A

7/414 CARRINGTON ST

\$795,000

147 m² 3 2 2

Sold 2017 N/A

5/36 SOUTH TCE

\$755,000

5 1 4

Sold 2017 N/A

503/211 GRENFELL ST

\$620,000

2 2 2

Sold 2017 N/A

21 COLBY PL

\$502,500

photo not available

Sold 2017 N/A

FRANKLIN ST

\$27,000

photo not available

Sold 2017 N/A

17A LITTLE STURT ST

\$421,000

168 m² 1 1 1

Sold 2017 N/A

36 SOUTH TCE

\$755,000

photo not available

Sold 2017 N/A

RENT

ADELAIDE - Properties For Rent

Median Rental Price

\$450 /w

Based on 116 recorded House rentals within the last 12 months (Oct '16 - Sep '17)

Based on a rolling 12 month period and may differ from calendar year statistics

Rental Yield

+3.4%Current Median Price: \$694,000
Current Median Rent: \$450

Based on 26 recorded House sales and 116 House rentals compared over the last 12 months

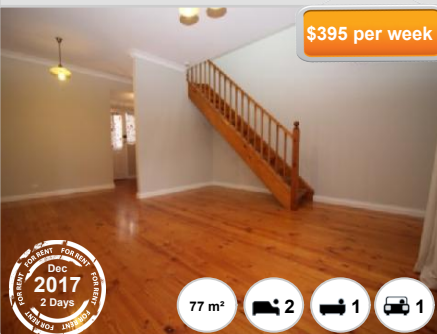
Number of Rentals

116

Based on recorded House rentals within the last 12 months (Oct '16 - Sep '17)

Based on a rolling 12 month period and may differ from calendar year statistics

285 WAYMOUTH STREET

\$395 per week77 m²

2



1



1

317 HALIFAX STREET

\$370 per week151 m²

2

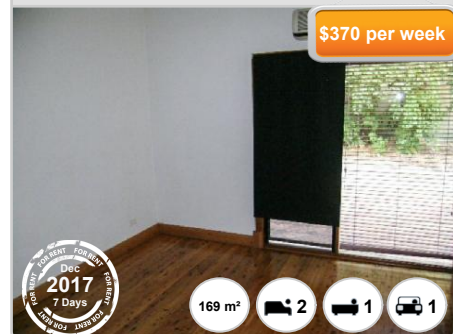


1



-

22 CHATHAM STREET

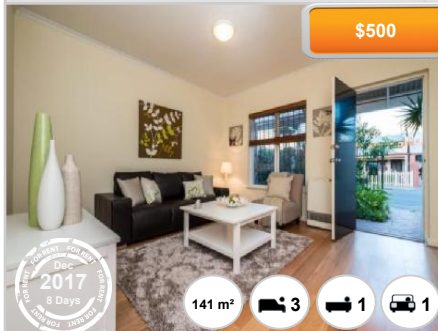
\$370 per week169 m²

2



1

19A TOMSEY STREET

\$500141 m²

3



1



1

341 GILLES STREET

\$460 per week194 m²

2

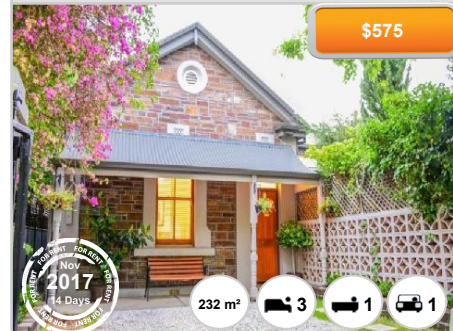


1



1

261 WRIGHT STREET

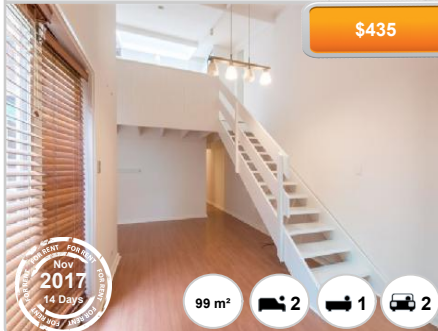
\$575232 m²

3



1

24A STEPHENS STREET

\$43599 m²

2



1



2

38 GILLES STREET

\$485 per week

2



1



2

22 CHATHAM STREET

\$370.00 per169 m²

2



1

2/20 ARTHUR STREET




\$225

Nov 2017 25 Days

304 m² 1 1 -

161 STURT STREET

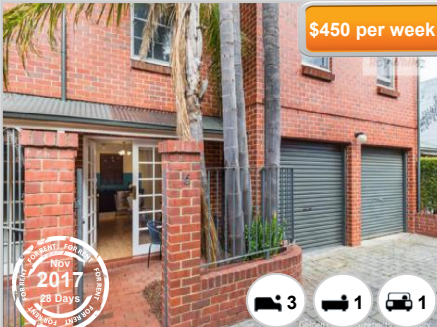


\$470

Nov 2017 25 Days

262 m² 3 1 2

6/15 - 21 Hamley Street

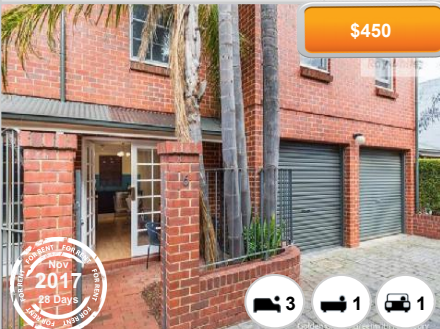


\$450 per week

Nov 2017 25 Days

3 1 1

6/15 - 21 HAMLEY STREET

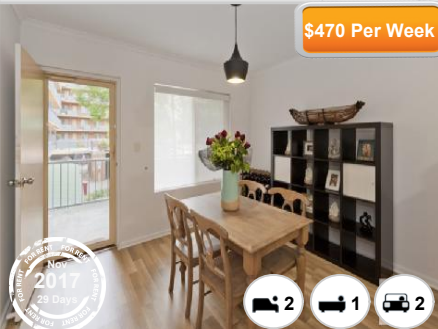


\$450

Nov 2017 25 Days

3 1 1

6D/17 EDEN STREET

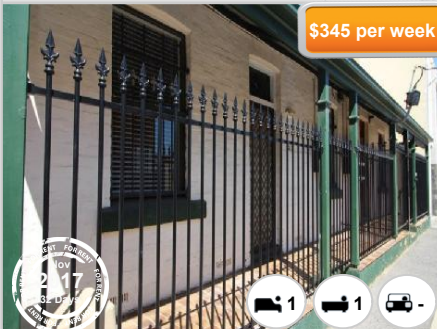


\$470 Per Week

Nov 2017 25 Days

2 1 2

22 & 24 HOBSONS PLACE

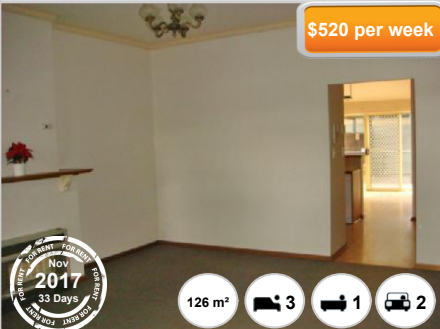


\$345 per week

Nov 2017 25 Days

1 1 -

288 CARRINGTON STREET

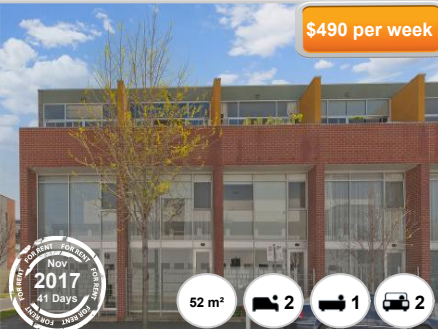


\$520 per week

Nov 2017 33 Days

126 m² 3 1 2

56 Gilles Street




\$490 per week

Nov 2017 41 Days

52 m² 2 1 2

24 Hamley Street

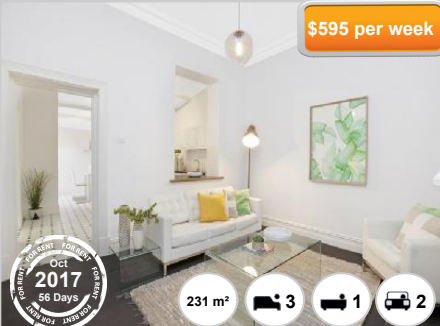


\$385 per week

Oct 2017 56 Days

195 m² 2 1 -

22 BLACKBURN STREET

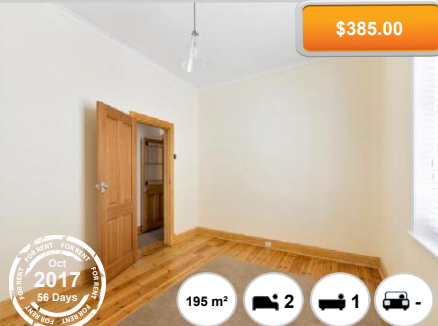


\$595 per week

Oct 2017 56 Days

231 m² 3 1 2

HAMLEY STREET

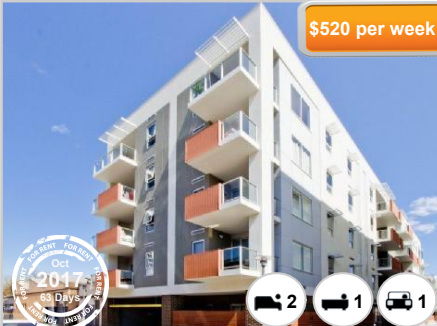


\$385.00

Oct 2017 56 Days

195 m² 2 1 -

50 STURT STREET



\$520 per week

Oct 2017 63 Days

2 1 1