

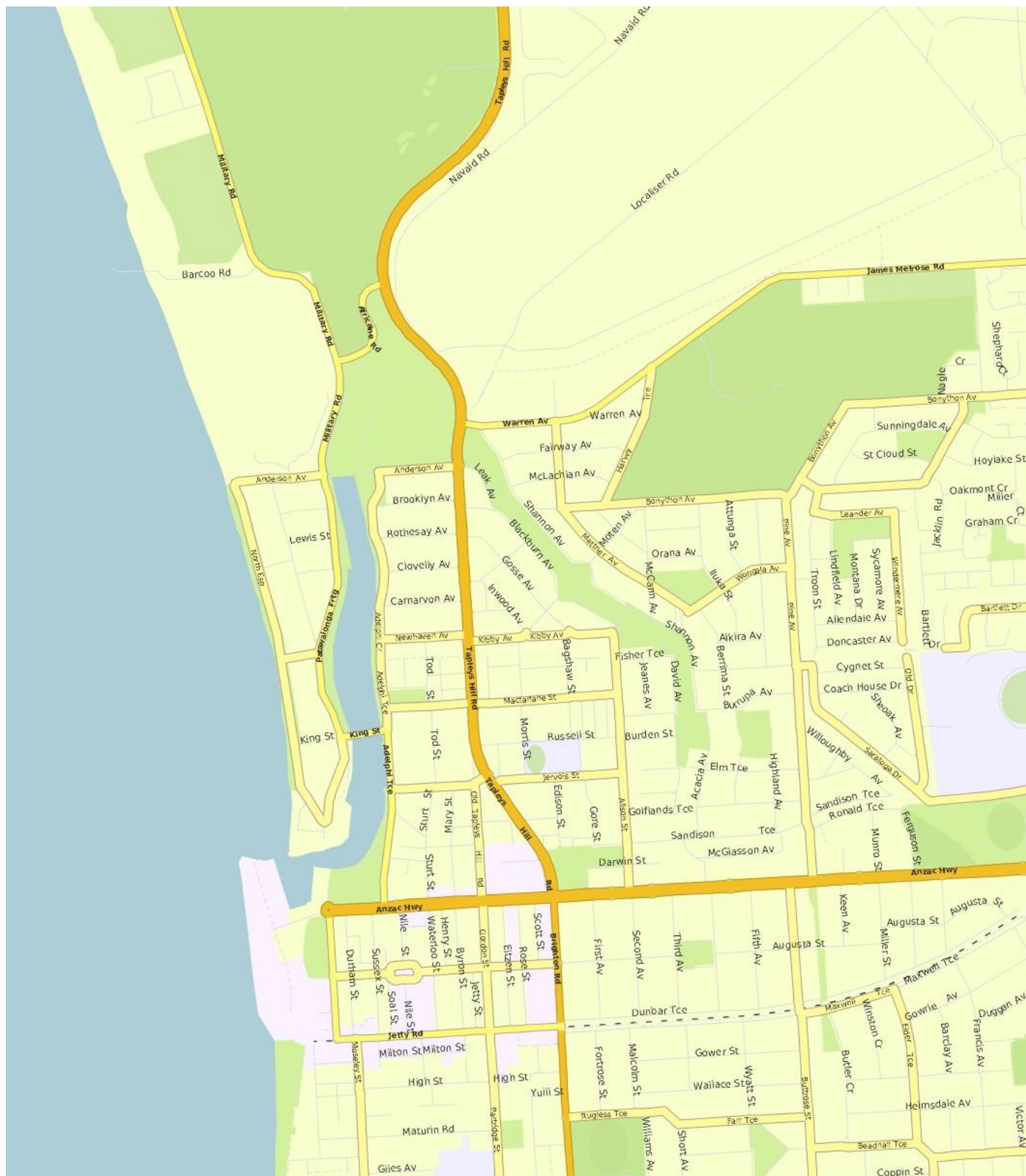
Suburb flyover report



GLENELG NORTH (UNIT)

PREPARED BY: YOUR PROPERTY EXPERT, RAY WHITE ADELAIDE

GLENELG NORTH - Suburb Map



Prepared on 29/08/2018 by Your Property Expert, 08 8213 5900 at Ray White Adelaide. © Property Data Solutions Pty Ltd 2018 (pricefinder.com.au)

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GLENELG NORTH - Sales Statistics (Units)

Year	# Sales	Median	Growth	Low	High
2000	120	\$ 122,250	0.0 %	\$ 43,000	\$ 1,190,000
2001	168	\$ 120,500	-1.4 %	\$ 50,000	\$ 680,000
2002	115	\$ 190,000	57.7 %	\$ 70,000	\$ 1,075,000
2003	123	\$ 260,000	36.8 %	\$ 90,000	\$ 1,400,000
2004	94	\$ 280,000	7.7 %	\$ 43,500	\$ 1,800,000
2005	102	\$ 320,000	14.3 %	\$ 120,000	\$ 955,000
2006	119	\$ 290,000	-9.4 %	\$ 128,000	\$ 1,800,000
2007	147	\$ 349,000	20.3 %	\$ 123,500	\$ 2,500,000
2008	118	\$ 330,500	-5.3 %	\$ 160,000	\$ 2,900,000
2009	91	\$ 315,000	-4.7 %	\$ 176,100	\$ 2,300,000
2010	107	\$ 420,000	33.3 %	\$ 67,200	\$ 2,200,000
2011	75	\$ 435,000	3.6 %	\$ 185,000	\$ 1,800,000
2012	77	\$ 398,000	-8.5 %	\$ 165,000	\$ 1,660,000
2013	90	\$ 391,250	-1.7 %	\$ 163,000	\$ 1,800,000
2014	80	\$ 392,500	0.3 %	\$ 192,000	\$ 1,350,000
2015	83	\$ 438,000	11.6 %	\$ 160,000	\$ 2,065,000
2016	144	\$ 281,000	-35.8 %	\$ 180,000	\$ 2,800,000
2017	91	\$ 370,000	31.7 %	\$ 157,000	\$ 1,500,000
2018	49	\$ 472,000	27.6 %	\$ 190,000	\$ 1,280,000

Median Sale Price

\$388k

Based on 86 recorded Unit sales within the last 12 months (Financial Year 2018)

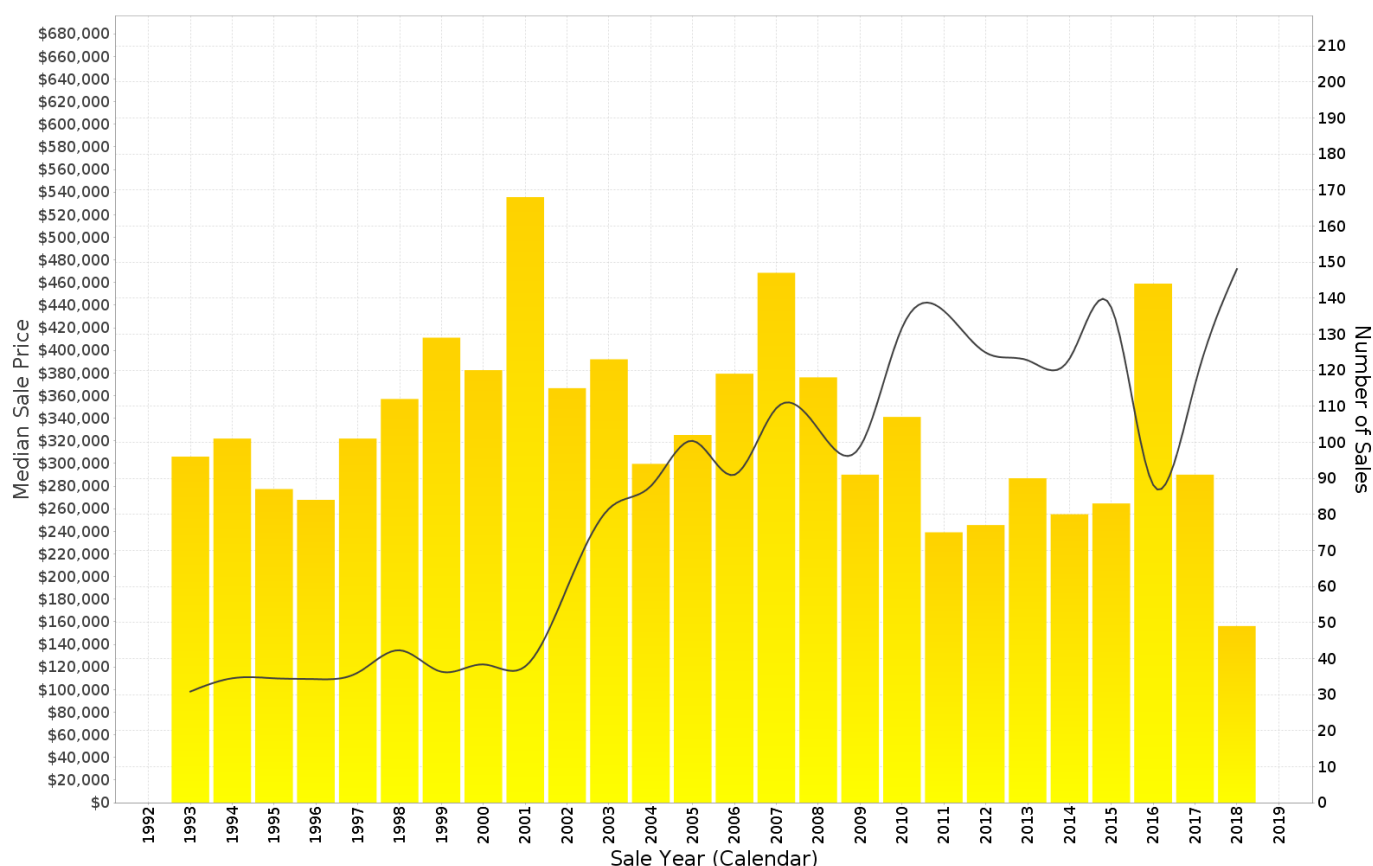
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

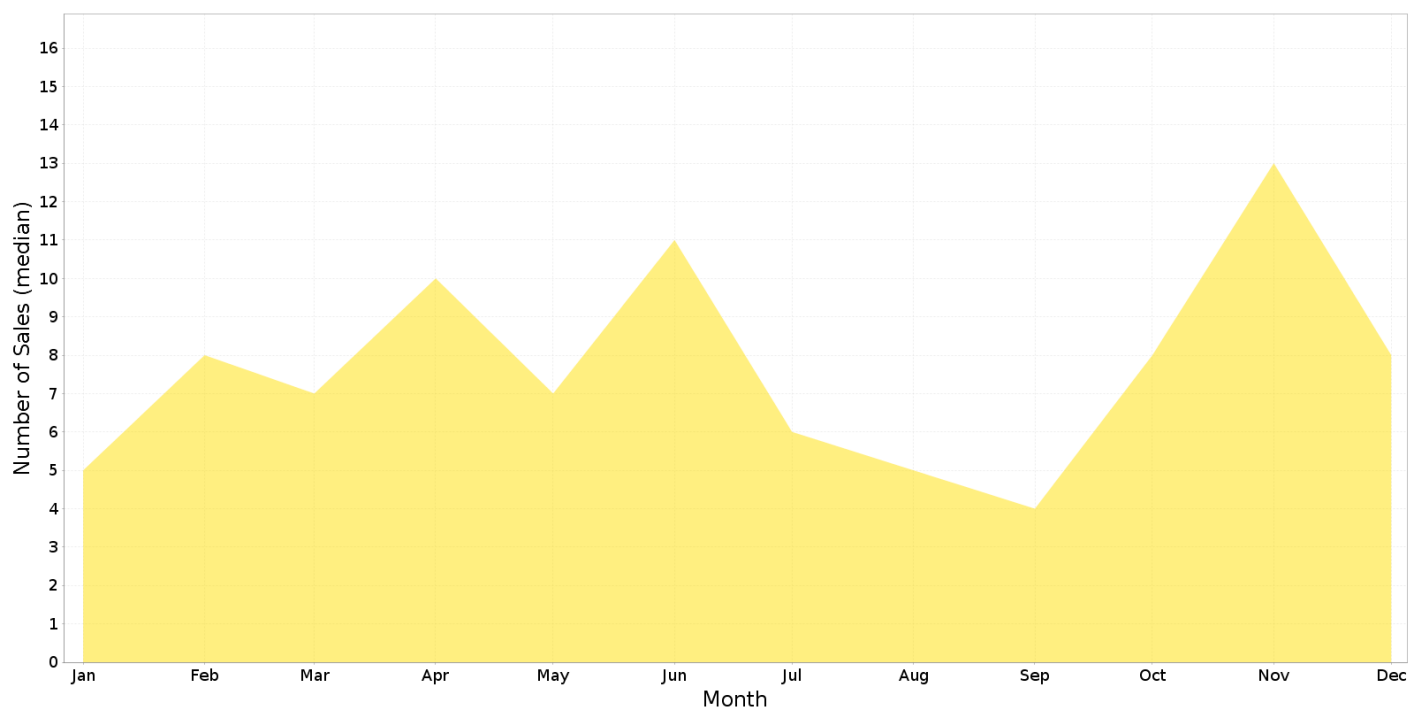
+2.0%

Current Median Price: \$387,500
Previous Median Price: \$380,000

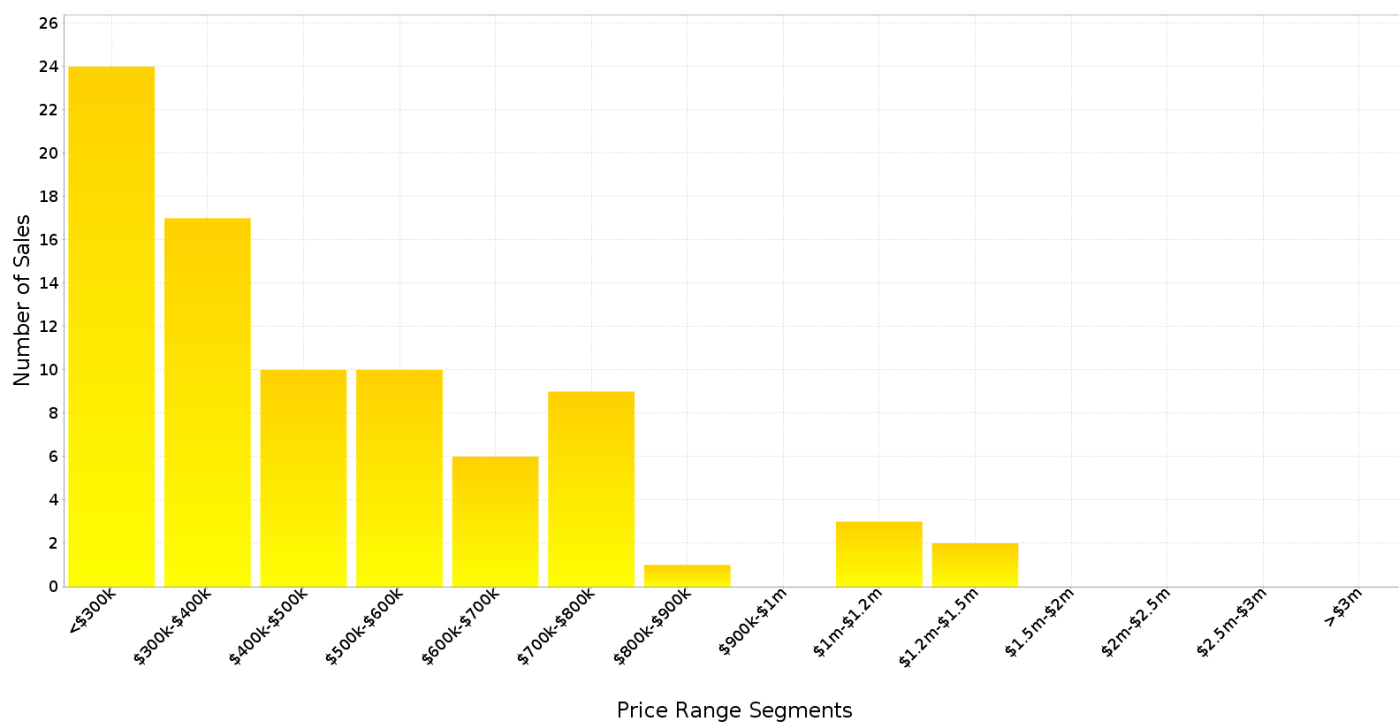
Based on 175 recorded Unit sales compared over the last two rolling 12 month periods



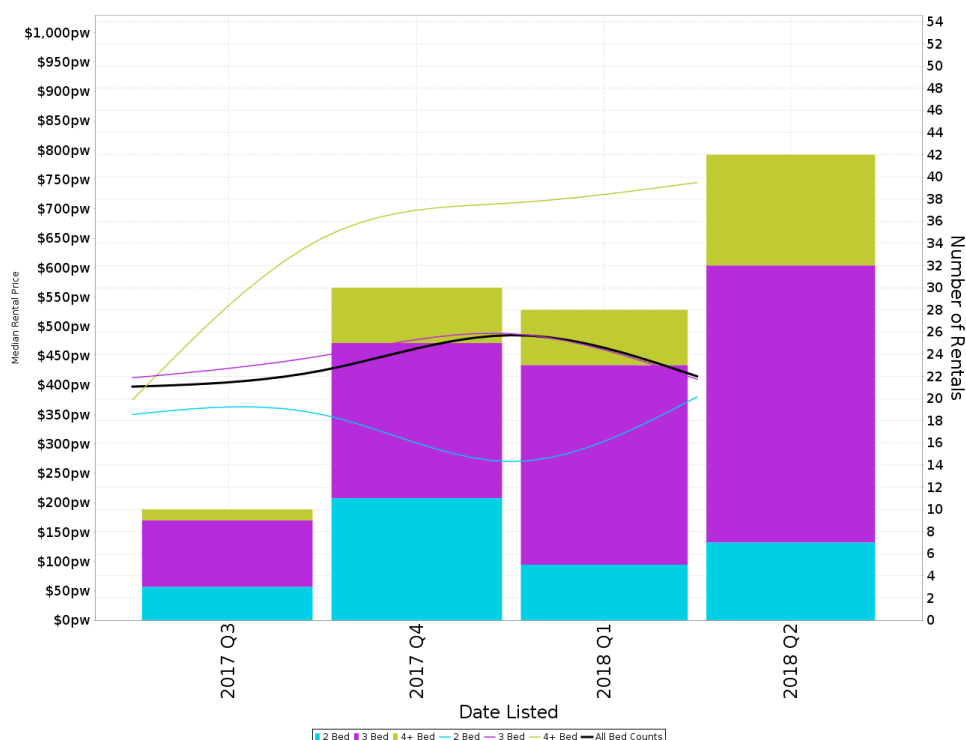
GLENELG NORTH - Peak Selling Periods



GLENELG NORTH - Price Range Segments



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+14.0%

Current Median Price: \$741,250
Previous Median Price: \$650,000

Based on 138 registered House sales compared over the last two rolling 12 month periods.

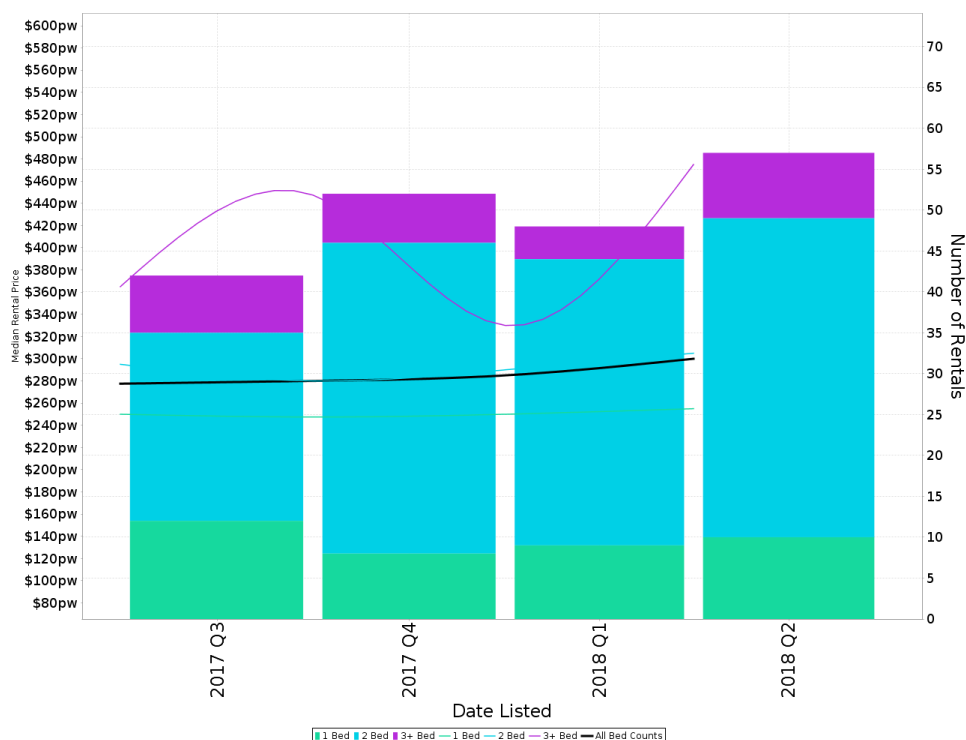
Suburb Rental Yield

+3.0%

Current Median Price: \$741,250
Current Median Rent: \$430

Based on 110 registered House sales compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+2.0%

Current Median Price: \$387,500
Previous Median Price: \$380,000

Based on 175 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.8%

Current Median Price: \$387,500
Current Median Rent: \$285

Based on 199 registered Unit sales compared over the last 12 months.

GLENELG NORTH - Recently Sold Properties

Median Sale Price

\$388k

Based on 86 recorded Unit sales within the last 12 months (Financial Year 2018)

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

Suburb Growth

+2.0%

Current Median Price: \$387,500
Previous Median Price: \$380,000

Based on 175 recorded Unit sales compared over the last two rolling 12 month periods

Sold Properties

86

Based on recorded Unit sales within the 12 months (Financial Year 2018)

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

13/17 ADELPHI TCE

\$255,000

2018 N/A

2/1 INWOOD AVE

\$450,200

2018 Aug 24 Days

17/17 ADELPHI TCE

\$265,000

2018 Jul 193 Days

10 BROOKLYN AVE

\$777,000

2018 N/A

1 MCLACHLAN AVE

\$605,000

2018 N/A

1/12-14 ADELPHI TCE

\$1,083,000

2018 Jul 92 Days

4A WONGALA

\$720,000

2018 N/A

11B SANDISON TCE

\$650,000

2018 Aug 46 Days

3A/13 - 14 NORTH ESP

\$525,000

2018 Jul 113 Days

4/14 MUNRO ST

\$349,602

143 m² 2 1 1

SOLD Jun 2018 14 Days

3/5 MASON LANE

\$420,000

277 m² 2 1 1

SOLD Jun 2018 88 Days

91 TAPLEYS HILL RD

\$580,000

279 m² 3 2 2

SOLD Jun 2018 80 Days

5/2 FERGUSON ST

\$197,000

1 1 1

SOLD Jun 2018 14 Days

6/5 ST ANNES TCE

\$310,000

14 m² 2 1 1

SOLD Jun 2018 N/A

2 BROOKLYN AVE

\$600,000

432 m² 3 2 2

SOLD Jun 2018 57 Days

12/17 ADELPHI TCE

\$255,000

70 m² - - -

SOLD Jun 2018 14 Days

2/7 JEDMA GR

\$284,000

79 m² 2 1 1

SOLD Jun 2018 70 Days

2/24 ADELPHI TCE

\$1,280,000

3 2 2

SOLD Jun 2018 91 Days

5/35 NORTH ESP

\$575,000

123 m² 3 2 1

SOLD Jun 2018 70 Days

4 WONGALA

\$760,000

492 m² - - -

SOLD Jun 2018 N/A

1/35 HARVEY TCE

\$445,000

189 m² 2 1 1

SOLD Jun 2018 54 Days

GLENELG NORTH - Properties For Rent

Median Rental Price

\$285 /w

Based on 199 recorded Unit rentals within the last 12 months (Financial Year 2018)

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

Rental Yield

+3.8%

Current Median Price: \$387,500
Current Median Rent: \$285

Based on 86 recorded Unit sales and 199 Unit rentals compared over the last 12 months

Number of Rentals

199

Based on recorded Unit rentals within the last 12 months (Financial Year 2018)

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

11/36 STURT STREET

\$230 Per Week



10 m² 2 1 1

Aug 2018 6 Days

19/7 PATAWALONGA FRONTAGE

\$580 per week




2 2 2

Aug 2018 7 Days

1A NORTH ESPLANADE

\$295.00




156 m² 1 1 1

Aug 2018 7 Days

2/16 TOD STREET

\$330



155 m² 2 1 2

Aug 2018 13 Days

3/22 NORTH ESPLANADE

\$320




15 m² 2 1 1

Aug 2018 13 Days

NORTH ESPLANADE

UNIT 20 -



11 m² 2 1 1

Aug 2018 19 Days

13/33 NORTH ESPLANADE

\$300 per week




11 m² 2 1 1

Aug 2018 20 Days

2/12 PINE AVENUE

\$380 per week



88 m² 2 1 1

Aug 2018 22 Days

4/2 FERGUSON STREET

\$250 per week



11 m² 1 1 1

Aug 2018 27 Days

4/3 LEICESTER STREET

\$251 per week

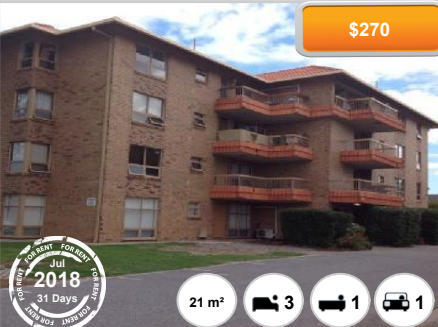


Jul 2018
29 Days

2 1 1

19/21 STURT STREET

\$270



Jul 2018
31 Days

21 m² 3 1 1

1/18 ADELPHI TERRACE

\$550



KORN

Jul 2018
35 Days

3 2 2

3/17 MACFARLANE STREET

\$255 per week

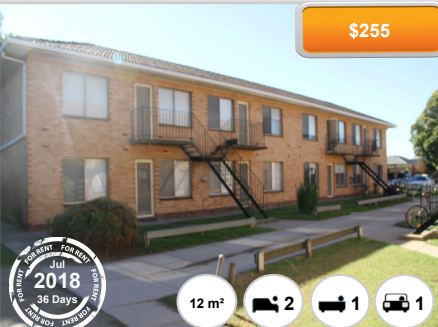


Jul 2018
34 Days

2 1 1

6/2 INVERARITY PLACE

\$255



Jul 2018
36 Days

12 m² 2 1 1

22/3 FERGUSON STREET

\$265 per week

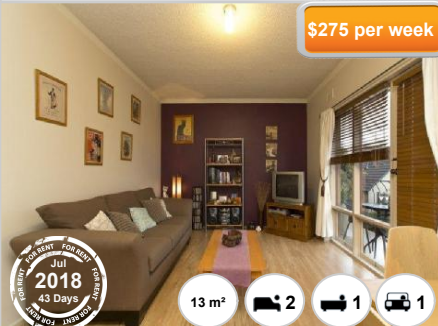


Jul 2018
42 Days

72 m² 2 1 1

5/6 FERGUSON STREET

\$275 per week



Jul 2018
43 Days

13 m² 2 1 1

1/47 ADELPHI TERRACE

\$380



Jul 2018
45 Days

2 1 2

13 MELBOURNE STREET

\$375 per week



Jul 2018
51 Days

3 2 1

4/531 ANZAC HIGHWAY

\$260 per week

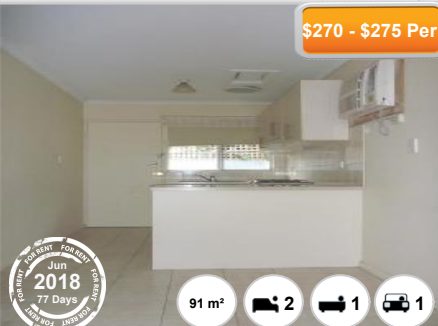


Jul 2018
56 Days

77 m² 2 1 1

4/15 RUSSELL STREET

\$270 - \$275 Per



Jun 2018
77 Days

91 m² 2 1 1

17/2 ALISON STREET

\$340



May 2018
97 Days

14 m² 3 1 1