

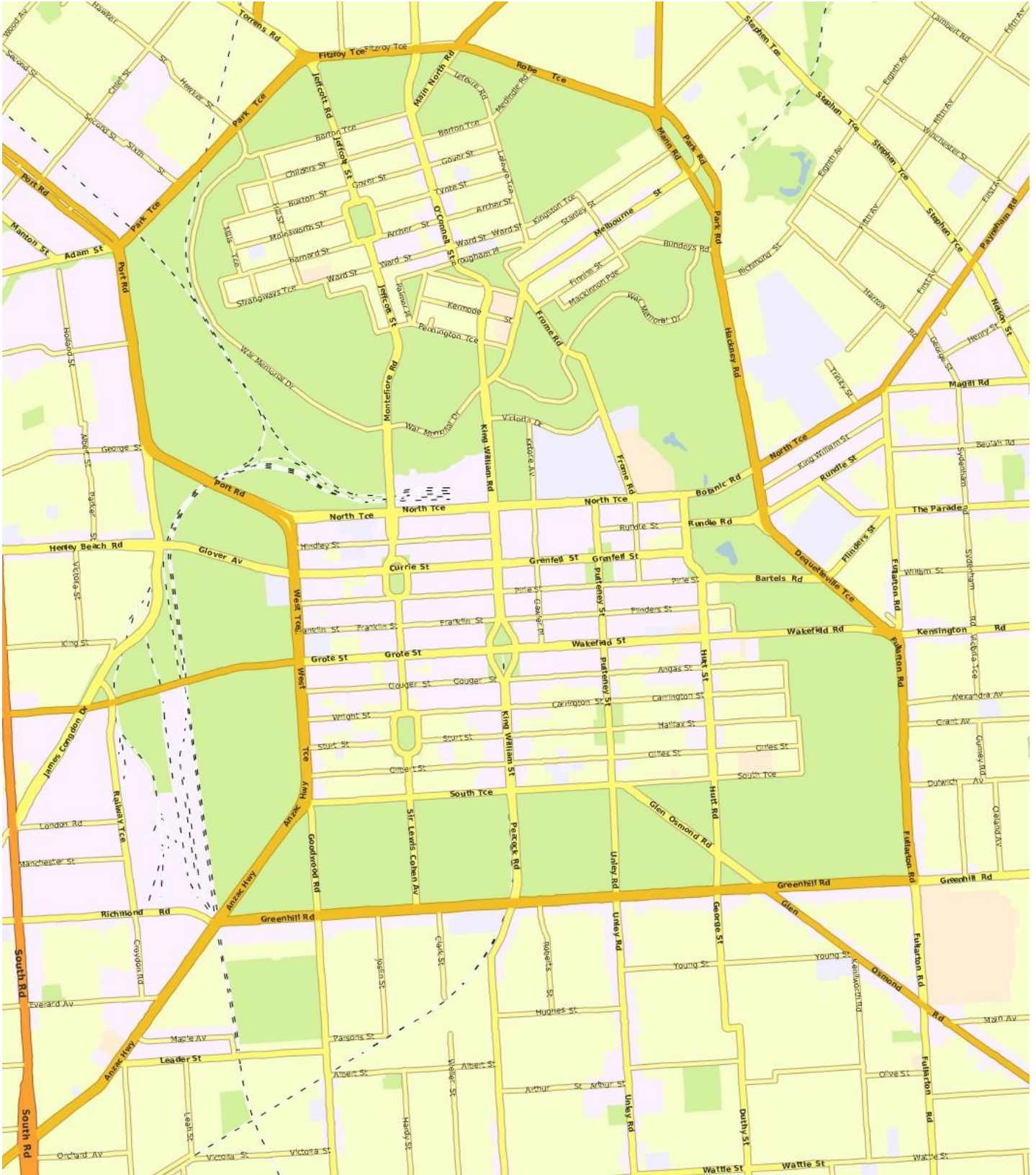
Suburb flyover report



ADELAIDE (HOUSE)

PREPARED BY: YOUR PROPERTY EXPERT, RAY WHITE ADELAIDE

ADELAIDE - Suburb Map



ADELAIDE - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2001	26	\$ 220,500	0.0 %	\$ 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	17	\$ 550,000	15.8 %	\$ 391,000	\$ 2,378,000
2013	16	\$ 565,000	2.7 %	\$ 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	26	\$ 690,000	-14.3 %	\$ 27,000	\$ 2,000,000
2018	16	\$ 808,000	17.1 %	\$ 495,000	\$ 4,750,000
2019	4	\$ 1,002,500	24.1 %	\$ 580,000	\$ 1,700,000

Median Sale Price

\$868k

Based on 16 recorded House sales within the last 12 months (Apr '18 - Mar '19)

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

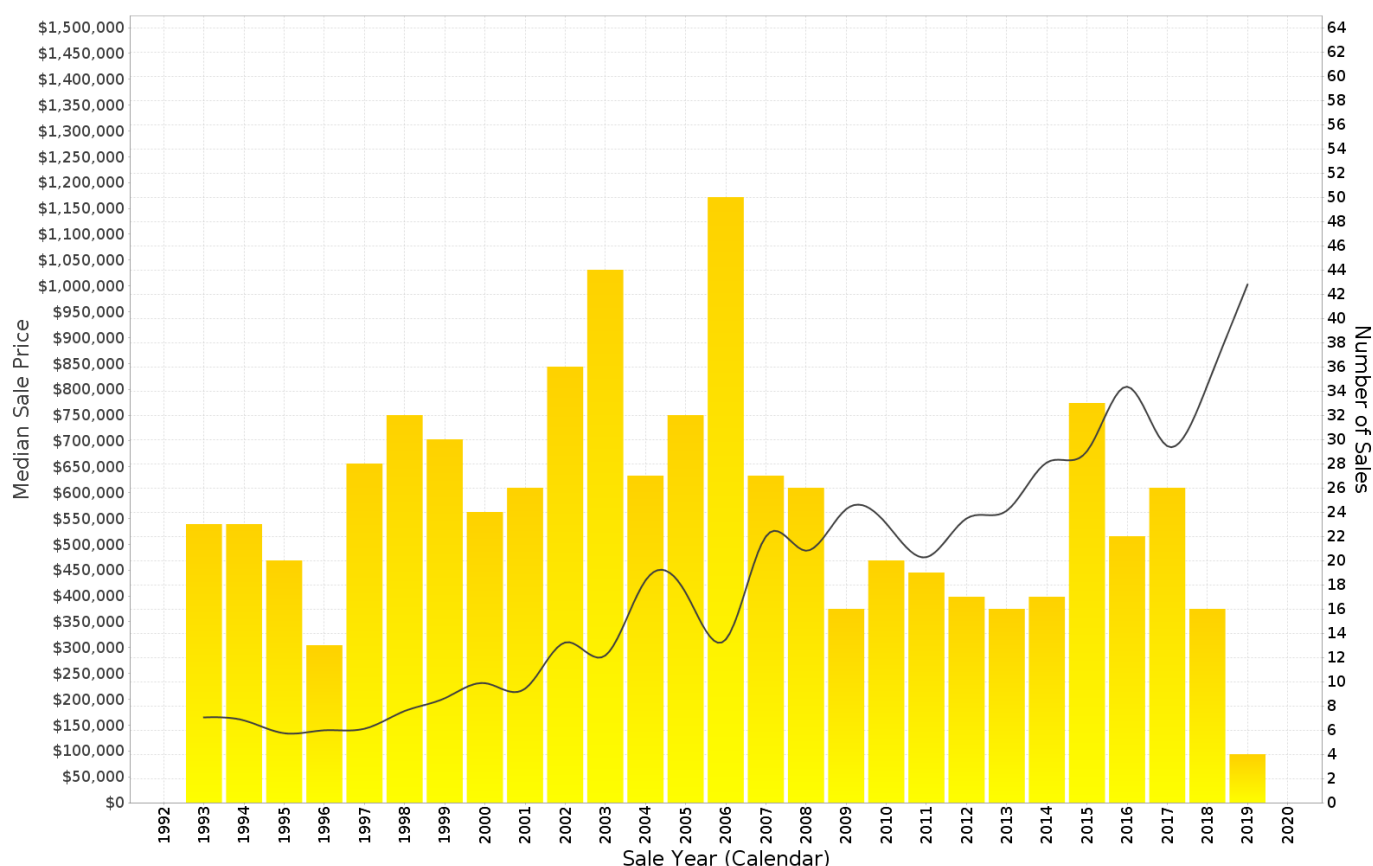
Suburb Growth

+18.4%

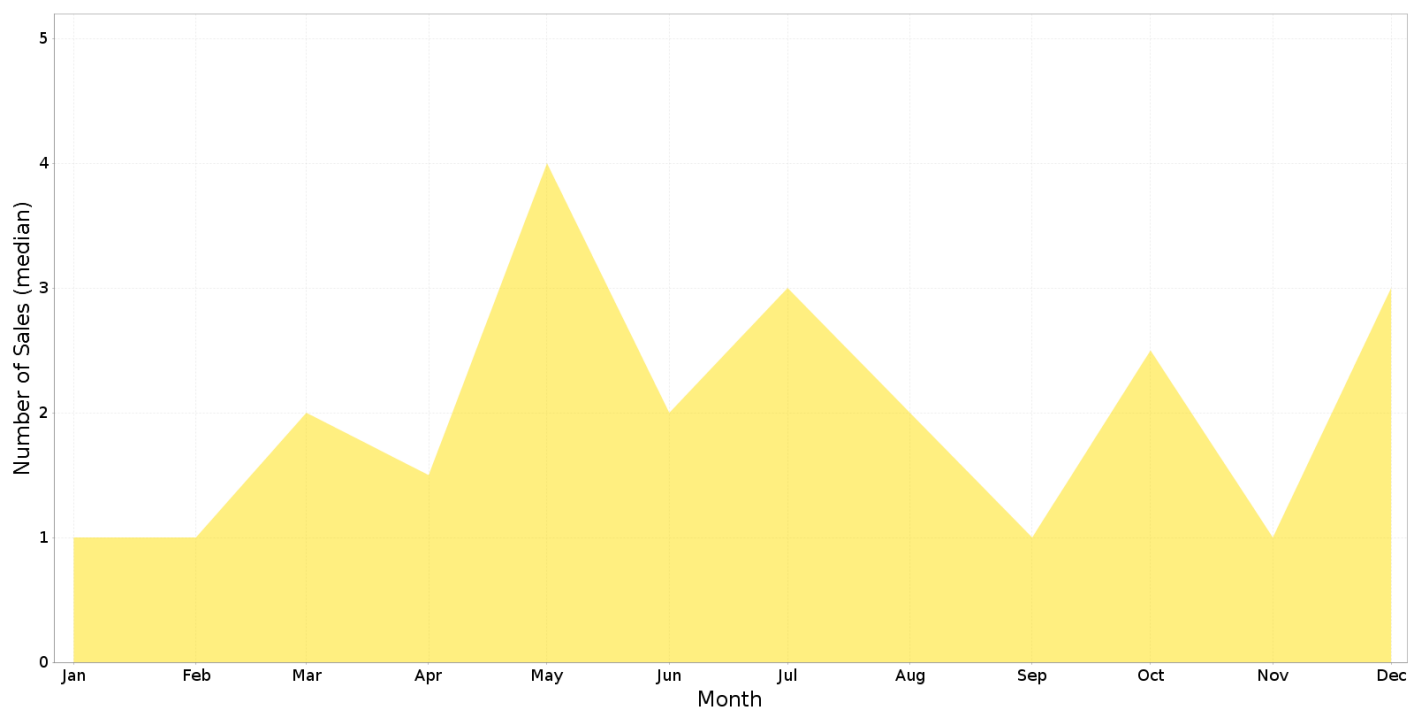
Current Median Price: \$868,000

Previous Median Price: \$733,000

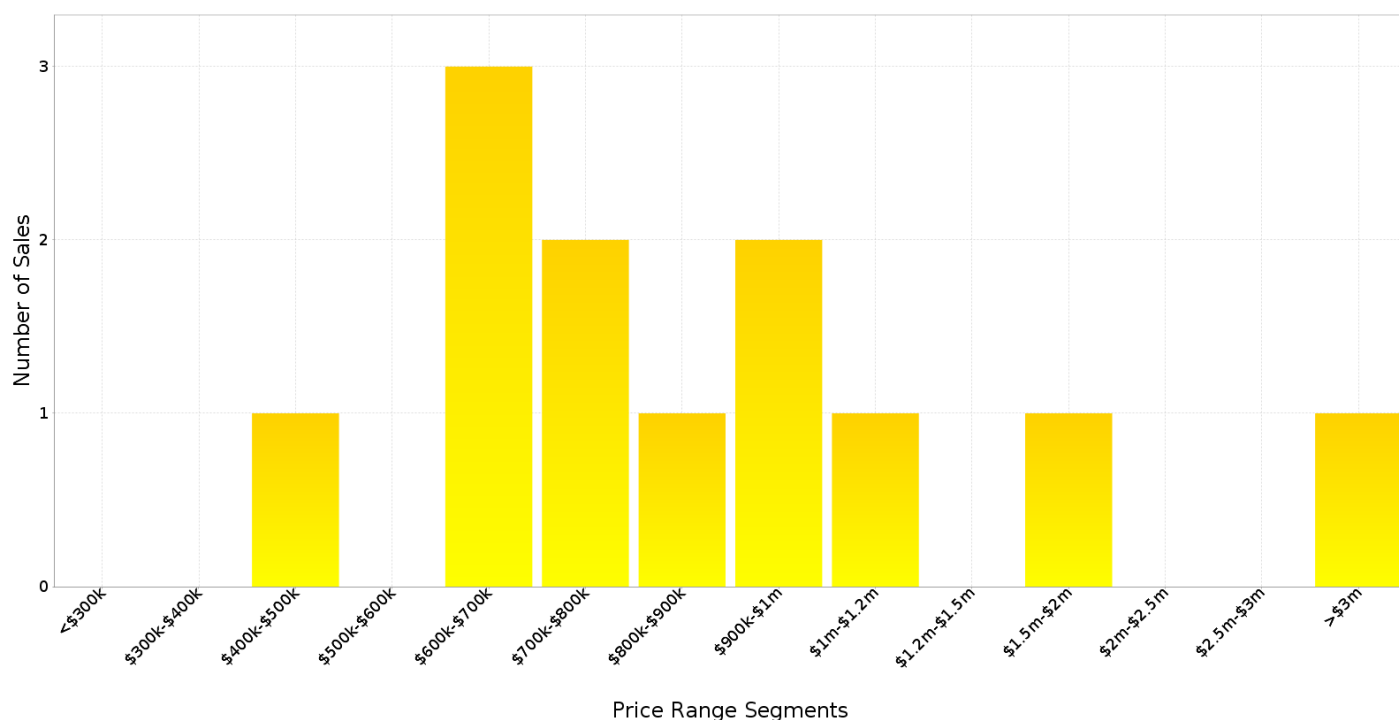
Based on 40 recorded House sales compared over the last two rolling 12 month periods



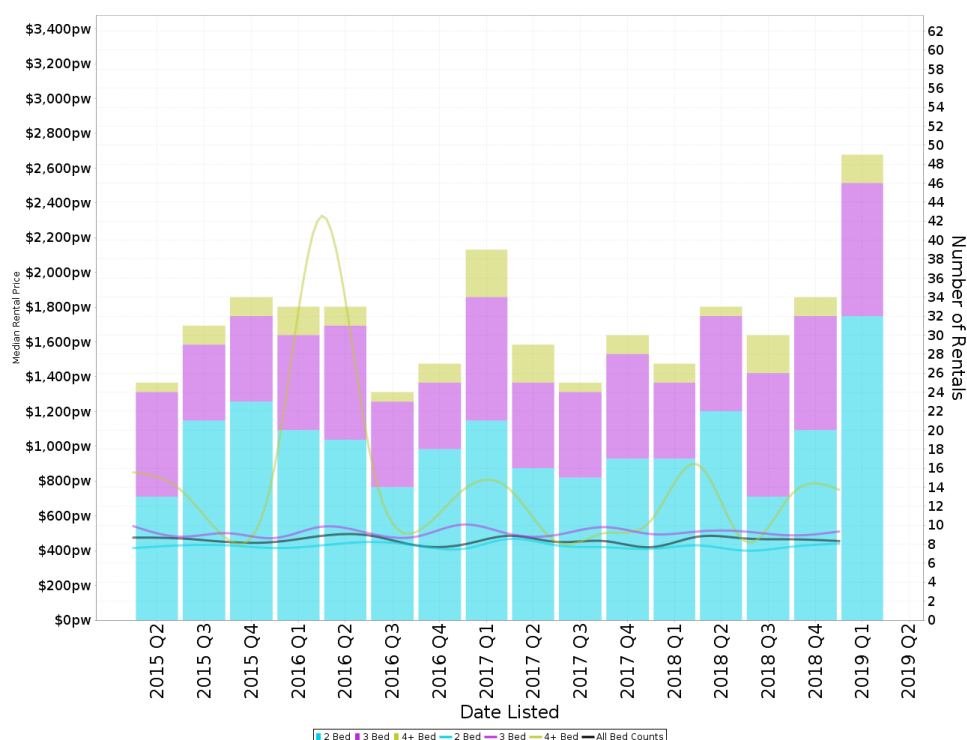
ADELAIDE - Peak Selling Periods



ADELAIDE - Price Range Segments



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+18.4%

Current Median Price: \$868,000

Previous Median Price: \$733,000

Based on 40 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

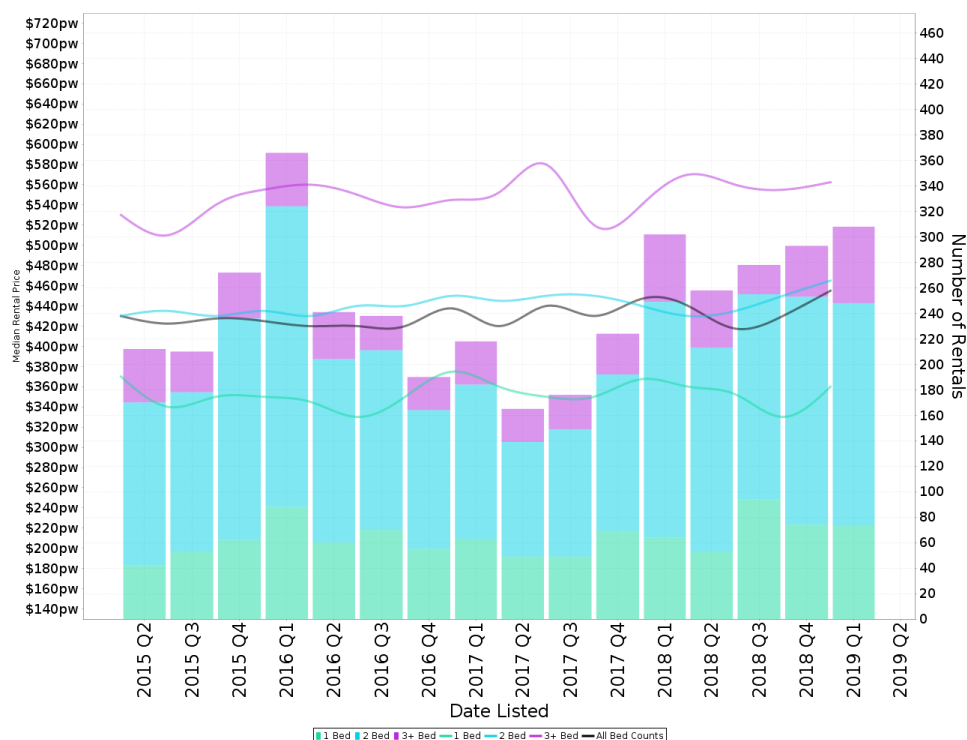
+2.7%

Current Median Price: \$868,000

Current Median Rent: \$450

Based on 123 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-3.9%

Current Median Price: \$462,200

Previous Median Price: \$481,000

Based on 1454 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.8%

Current Median Price: \$462,200

Current Median Rent: \$425

Based on 1060 registered Unit rentals compared over the last 12 months.

ADELAIDE - Recently Sold Properties

Median Sale Price

\$868k

Based on 16 recorded House sales within the last 12 months (Apr '18 - Mar '19)

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

Suburb Growth

+18.4%

Current Median Price: \$868,000
Previous Median Price: \$733,000

Based on 40 recorded House sales compared over the last two rolling 12 month periods


Sold Properties

16

Based on recorded House sales within the 12 months (Apr '18 - Mar '19)

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

309 GILLES ST

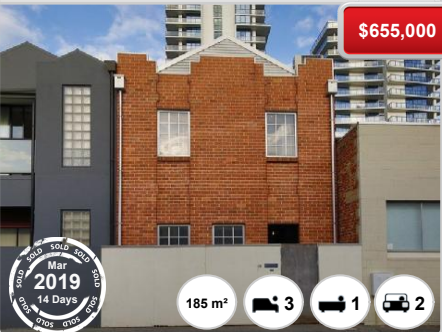


\$1,200,000

Sold 2019 Apr 24 Days

231 m² 3 1 2

26 CROWTHER ST




\$655,000

Sold 2019 Mar 14 Days

185 m² 3 1 2

19 VINCENT ST




\$700,000

Sold 2019 Mar 24 Days

158 m² 2 1 1

86 EAST TCE

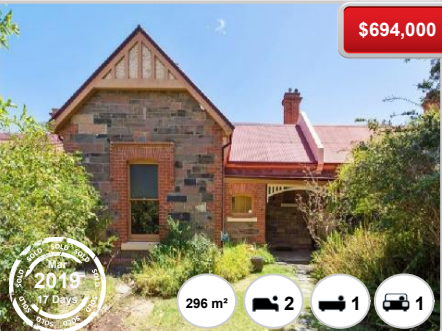


\$1,700,000

Sold 2019 Mar 104 Days

191 m² 3 3 2

224 ANGAS ST

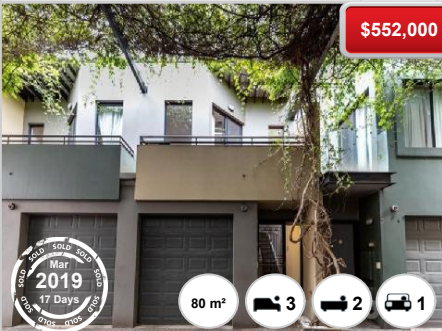


\$694,000

Sold 2019 Mar 17 Days

296 m² 2 1 1

14 SPARMAN CL

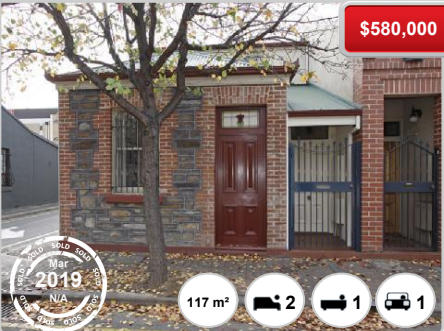


\$552,000

Sold 2019 Mar 17 Days

80 m² 3 2 1

52 ALFRED ST

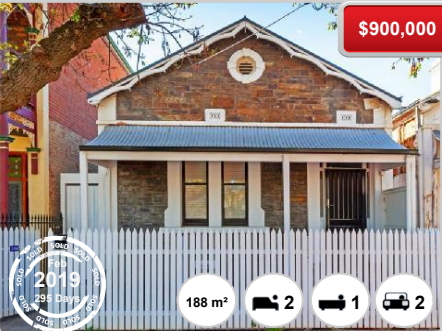


\$580,000

Sold 2019 N/A

117 m² 2 1 1

350 GILLES ST

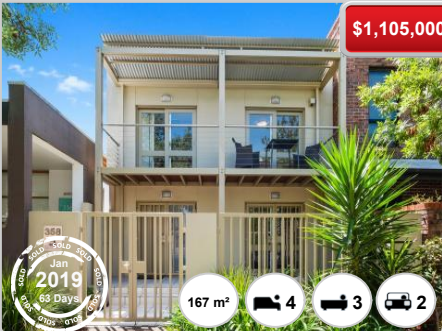


\$900,000

Sold 2019 Jan 295 Days

188 m² 2 1 2

358 ANGAS ST



\$1,105,000

Sold 2019 Jan 65 Days

167 m² 4 3 2

11 WARRAWEE DOCK PORT

\$900,000

2018
85 Days

11 Warrawee Dock, PORT ADELAIDE

2/18 FREDERICK ST

\$870,000

2018
85 Days

2/18 Frederick St

23-25 BONYTHON CL

\$1,590,000

2018
N/A

23-25 Bonython Cl

15-17 HAMILTON PL

\$691,500

2018
85 Days

15-17 Hamilton Pl

165 EAST TCE

\$4,750,000

2018
85 Days

165 East Tce

30 ALFRED ST

\$605,000

2018
105 Days

30 Alfred St

ADELAIDE - Properties For Rent

Median Rental Price

\$450 /w

Based on 123 recorded House rentals within the last 12 months (Apr '18 - Mar '19)

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

Rental Yield

+2.7%

Current Median Price: \$868,000
Current Median Rent: \$450

Based on 16 recorded House sales and 123 House rentals compared over the last 12 months

Number of Rentals

123

Based on recorded House rentals within the last 12 months (Apr '18 - Mar '19)

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

231 GILBERT STREET

\$600

317 m² 3 1 3

Apr 2019 2 Days

18 ADA STREET

\$400 per week

138 m² 2 1 -

Apr 2019 3 Days

14A GLADSTONE STREET

\$415 per week

105 m² 2 2 1

Apr 2019 6 Days

258 GILBERT STREET

\$320 Per Week

PRESENTED BY YOUR AWARD WINNING PROPERTY MANAGEMENT TEAM

ACHIEVEMENT PROPERTY MANAGER 2018 PROUDLY SERVED

PROPERTY MANAGEMENT AGENCY 2018 PROUDLY SERVED

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PROPERTY MANAGEMENT AGENCY 2018 PROUDLY SERVED

PROPERTY MANAGER 2018 PROUDLY SERVED

Harker

109 m² 1 1 1

12 WRIGHT COURT

\$430.00 Per

75 m² 2 1 2

Apr 2019 7 Days

66 CORRYTON STREET

\$480 per week

95 m² 1 1 1

Mar 2019 13 Days

29 MARION STREET

\$460

360 m² 2 1 1

Mar 2019 12 Days

1/13 PINKS LANE

\$435 per week

91 m² 2 1 1

Mar 2019 21 Days

57/45 YORK STREET

\$445 / Wk

14 m² 2 1 1

Mar 2019 23 Days

15 LITTLE GILBERT STREET

\$465.00 \$465

200 m² 3 1 2

Mar 2019 20 Days

6/12 DELHI STREET

\$520 \$520

74 m² 3 1 1

Mar 2019 24 Days

16 MURRAYS LANE

\$295 \$295

110 m² 1 1 2

Mar 2019 34 Days

30 VINCENT STREET

\$430 Per Week

117 m² 2 1 -

Mar 2019 17 Days

16A BLACKBURN STREET

\$360

115 m² 3 1 -

Mar 2019 34 Days

324 HALIFAX STREET

\$500.00 per

211 m² 2 1 -

Mar 2019 38 Days

11 CHARLOTTE PLACE

\$895

161 m² 4 2 2

Mar 2019 38 Days

9 DRAPER MEWS

\$695.00 per

189 m² 3 2 2

Mar 2019 41 Days

4/10-16 NORTH STREET

\$440 to \$480

39 m² 2 1 1

Mar 2019 42 Days

26 KATE COURT

\$315 per week

138 m² 1 1 1

Feb 2019 44 Days

10 CASTLE STREET

\$420 per week

127 m² 1 1 1

Feb 2019 44 Days

24 ALBERT STREET

\$320 per week

189 m² 1 1 -

Feb 2019 47 Days