

Sales History Report

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Sold Properties



2/4A Gordon Road Black Forest SA 5035

Sale Price: \$445,000

Sale Date: 30 Jun 2021

Area: 90m2 Approx

Eq. Building Area: 77.0m2

Attributes: 2 Beds, 1 Baths, 1 Car Spaces, 1 Lock Up Garages, 1 Ensuites



7 Addison Road Black Forest SA 5035

Sale Price: \$950,000

Sale Date: 28 Jun 2021

Area: 760m2

Eq. Building Area: 116.0m2

Attributes: 3 Beds, 1 Baths, 3 Car Spaces



62 East Avenue Black Forest SA 5035

Sale Price: \$1,342,000

Sale Date: 25 Jun 2021

Area: 1,026m2

Eq. Building Area: 211.0m2

Attributes: 3 Beds, 2 Baths, 3 Car Spaces, 2 Ensuites



36A Addison Road Black Forest SA 5035

Sale Price: \$330,000

Sale Date: 25 Jun 2021

Area: 812m2

Eq. Building Area: 140.0m2

Attributes: 4 Beds, 1 Ensuites



20 Winifred Avenue Black Forest SA 5035

Sale Price: \$631,000

Sale Date: 17 Jun 2021

Area: -

Eq. Building Area: 240.68m2

Attributes: 3 Beds, 2 Baths, 2 Car Spaces



17 Eglington Avenue Black Forest SA 5035

Sale Price: \$320,000

Sale Date: 17 Jun 2021

Area: 695m2

Eq. Building Area: 112.0m2

Attributes: 1 Ensuities



4A Hartland Avenue Black Forest SA 5035

Sale Price: \$465,000

Sale Date: 11 Jun 2021

Area: 332m2

Attributes:



22 Selkirk Avenue Black Forest SA 5035

Sale Price: Not Disclosed

Sale Date: 8 Jun 2021

Area: -

Attributes: 3 Beds, 2 Baths, 2 Car Spaces



11 Hartland Avenue Black Forest SA 5035

Sale Price: \$1,055,000

Sale Date: 5 Jun 2021

Area: 735m2

Eq. Building Area: 180.0m2

Attributes: 3 Beds, 2 Baths, 4 Car Spaces



2/41A Aroha Terrace Black Forest SA 5035

Sale Price: \$300,000

Sale Date: 4 Jun 2021

Area: 155m2

Attributes:



5/41A Addison Road Black Forest SA 5035

Sale Price: \$365,000

Sale Date: 1 Jun 2021

Area: 50m2 Approx

Eq. Building Area: 78.0m2

Attributes: 2 Beds, 1 Baths, 1 Car Spaces, 1 Lock Up Garages, 1 Ensuities



4/41A Aroha Terrace Black Forest SA 5035

Sale Price: \$300,000

Sale Date: 1 Jun 2021

Area: 156m2

Attributes:



3/64 Forest Avenue Black Forest SA 5035

Sale Price: \$272,000

Sale Date: 31 May 2021

Area: -

Eq. Building Area: 80.0m2

Attributes: 2 Beds, 1 Baths, 1 Car Spaces, 1 Ensuites



34 East Avenue Black Forest SA 5035

Sale Price: \$1,152,000

Sale Date: 28 May 2021

Area: 696m2

Eq. Building Area: 185.0m2

Attributes: 4 Beds, 2 Baths, 1 Car Spaces, 2 Ensuites



13 Eglinton Avenue Black Forest SA 5035

Sale Price: \$1,220,000

Sale Date: 25 May 2021

Area: 695m2

Eq. Building Area: 162.0m2

Attributes: 4 Beds, 2 Baths, 3 Car Spaces, 1 Lock Up Garages, 2 Ensuites



6 Hill Court Black Forest SA 5035

Sale Price: \$1,000,000

Sale Date: 24 May 2021

Area: 1,045m2

Eq. Building Area: 112.0m2

Attributes: 3 Beds, 1 Baths, 1 Car Spaces, 1 Ensuites



6/46 Byron Road Black Forest SA 5035

Sale Price: \$325,000

Sale Date: 21 May 2021

Area: 66m2 Approx

Eq. Building Area: 92.0m2

Attributes: 2 Beds, 1 Baths, 1 Car Spaces, 1 Lock Up Garages, 1 Ensuites



18/2 Emerson Road Black Forest SA 5035

Sale Price: \$235,000

Sale Date: 20 May 2021

Area: 11m2 Approx

Eq. Building Area: 65.0m2

Attributes: 2 Beds, 1 Baths, 1 Car Spaces, 1 Lock Up Garages, 1 Ensuites



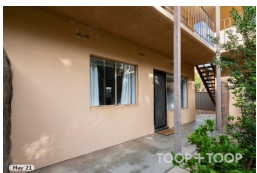
1/41A Aroha Terrace Black Forest SA 5035

Sale Price: \$300,000

Sale Date: 10 May 2021

Area: 155m2

Attributes: 3 Beds, 2 Baths



4/1B Hartland Avenue Black Forest SA 5035

Sale Price: \$260,000

Sale Date: 7 May 2021

Area: 57m2 Approx

Eq. Building Area: 43.0m2

Attributes: 1 Beds, 1 Baths, 1 Car Spaces, 1 Lock Up Garages, 1 Ensuites



2A Gordon Road Black Forest SA 5035

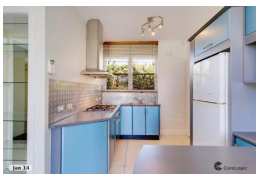
Sale Price: \$881,000

Sale Date: 5 May 2021

Area: 696m2

Eq. Building Area: 109.0m2

Attributes: 1 Ensuites



7/36 Byron Road Black Forest SA 5035

Sale Price: \$280,000

Sale Date: 5 May 2021

Area: 11m2 Approx

Eq. Building Area: 54.0m2

Attributes: 2 Beds, 1 Baths, 1 Car Spaces, 1 Ensuites



2/9 Eglinton Avenue Black Forest SA 5035

Sale Price: \$520,000

Sale Date: 27 Apr 2021

Area: 479m2 Approx

Eq. Building Area: 95.0m2

Attributes: 1 Ensuites



6 Hill Court Black Forest SA 5035

Sale Price: \$1,000,000

Sale Date: 24 Apr 2021

Area: 1,071m2 Approx

Eq. Building Area: 111.0m2

Attributes: 3 Beds, 1 Baths, 1 Car Spaces



41 Aroha Terrace Black Forest SA 5035

Sale Price: Not Disclosed

Sale Date: 9 Apr 2021

Area: 1,702m2

Eq. Building Area: 158.0m2

Attributes: 3 Beds, 1 Baths, 2 Car Spaces, 1 Ensuites



6/39 Aroha Terrace Black Forest SA 5035

Sale Price: \$285,000

Sale Date: 6 Apr 2021

Area: 18m2 Approx

Eq. Building Area: 75.0m2

Attributes: 2 Beds, 1 Baths, 1 Car Spaces, 1 Lock Up Garages, 1 Ensuites



4/18 Selkirk Avenue Black Forest SA 5035

Sale Price: \$360,000

Sale Date: 30 Mar 2021

Area: 109m2 Approx

Eq. Building Area: 62.0m2

Attributes: 2 Beds, 1 Baths, 4 Car Spaces, 2 Lock Up Garages, 1 Ensuites



2A Gordon Road Black Forest SA 5035

Sale Price: \$881,000

Sale Date: 27 Mar 2021

Area: 659m2 Approx

Attributes: 4 Beds, 1 Baths, 2 Car Spaces



41 Aroha Terrace Black Forest SA 5035

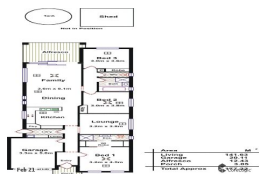
Sale Price: \$735,000

Sale Date: 26 Mar 2021

Area: 740m2

Eq. Building Area: 164.0m2

Attributes: 3 Beds, 2 Baths, 2 Car Spaces, 1 Ensuites



43 Aroha Terrace Black Forest SA 5035

Sale Price: \$756,000

Sale Date: 25 Mar 2021

Area: 492m2

Eq. Building Area: 161.0m2

Attributes: 3 Beds, 2 Baths, 1 Car Spaces, 2 Ensuities



7/34-36 Byron Road Black Forest SA 5035

Sale Price: \$280,000

Sale Date: 22 Mar 2021

Area: -

Eq. Building Area: 55.7418m2

Attributes: 2 Beds, 1 Baths, 1 Car Spaces



3/41A Aroha Terrace Black Forest SA 5035

Sale Price: \$300,000

Sale Date: 19 Mar 2021

Area: 155m2

Attributes:



9/635-637 South Road Black Forest SA 5035

Sale Price: \$175,000

Sale Date: 19 Mar 2021

Area: 83m2 Approx

Eq. Building Area: 53.0m2

Attributes: 1 Beds, 1 Baths, 1 Ensuities



28 Byron Road Black Forest SA 5035

Sale Price: \$1,065,000

Sale Date: 10 Mar 2021

Area: 812m2

Eq. Building Area: 200.0m2

Attributes: 4 Beds, 2 Baths, 2 Car Spaces, 2 Ensuities



26A Dryden Road Black Forest SA 5035

Sale Price: \$630,000

Sale Date: 2 Mar 2021

Area: 406m2

Eq. Building Area: 175.0m2

Attributes: 3 Beds, 2 Baths, 1 Car Spaces, 2 Ensuities



12/20 Addison Road Black Forest SA 5035

Sale Price: \$278,000

Sale Date: 2 Mar 2021

Area: 87m2 Approx

Eq. Building Area: 68.0m2

Attributes: 2 Beds, 1 Baths, 1 Car Spaces, 1 Ensuities



3/46 Byron Road Black Forest SA 5035

Sale Price: \$305,000

Sale Date: 1 Mar 2021

Area: 66m2 Approx

Eq. Building Area: 92.0m2

Attributes: 2 Beds, 1 Baths, 1 Car Spaces, 1 Lock Up Garages, 1 Ensuities



18 Selkirk Avenue Black Forest SA 5035

Sale Price: Not Disclosed

Sale Date: 19 Feb 2021

Area: -

Attributes: 2 Beds, 1 Baths, 1 Car Spaces



3/29 Forest Avenue Black Forest SA 5035

Sale Price: \$371,000

Sale Date: 27 Jan 2021

Area: 153m2 Approx

Eq. Building Area: 92.0m2

Attributes: 2 Beds, 1 Baths, 1 Car Spaces, 1 Lock Up Garages, 1 Ensuities



21 Dryden Road Black Forest SA 5035

Sale Price: \$933,000

Sale Date: 18 Jan 2021

Area: 812m2

Eq. Building Area: 128.0m2

Attributes: 3 Beds, 2 Baths, 3 Car Spaces, 2 Ensuities



1/5 Dunrobin Street Black Forest SA 5035

Sale Price: \$325,000

Sale Date: 18 Jan 2021

Area: 160m2 Approx

Eq. Building Area: 84.0m2

Attributes: 2 Beds, 1 Baths, 1 Car Spaces, 1 Ensuities



15A Addison Road Black Forest SA 5035

Sale Price: \$416,000

Sale Date: 15 Jan 2021

Area: 390m2

Attributes: 3 Beds, 2 Baths



8/1B Hartland Avenue Black Forest SA 5035

Sale Price: \$210,000

Sale Date: 22 Dec 2020

Area: -

Eq. Building Area: 43.0m2

Attributes: 1 Beds, 1 Baths, 1 Car Spaces, 1 Ensuites



4/10 Lincoln Avenue Black Forest SA 5035

Sale Price: \$496,500

Sale Date: 18 Dec 2020

Area: 331m2 Approx

Eq. Building Area: 99.0m2

Attributes: 3 Beds, 1 Baths, 1 Car Spaces, 1 Ensuites



2/635-637 South Road Black Forest SA 5035

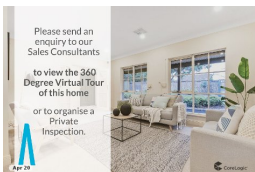
Sale Price: \$287,500

Sale Date: 23 Nov 2020

Area: 110m2 Approx

Eq. Building Area: 65.0m2

Attributes: 2 Beds, 1 Baths, 1 Car Spaces, 1 Lock Up Garages, 1 Ensuites



5/635-637 South Road Black Forest SA 5035

Sale Price: \$205,500

Sale Date: 20 Nov 2020

Area: 101m2 Approx

Eq. Building Area: 50.0m2

Attributes: 1 Beds, 1 Baths, 1 Ensuites



42 Aroha Terrace Black Forest SA 5035

Sale Price: \$790,000

Sale Date: 29 Oct 2020

Area: 1,030m2

Eq. Building Area: 122.0m2

Attributes: 3 Beds, 1 Baths, 1 Car Spaces, 1 Lock Up Garages, 1 Ensuites



8/1A Hartland Avenue Black Forest SA 5035

Sale Price: \$225,000

Sale Date: 28 Oct 2020

Area: -

Eq. Building Area: 43.0m2

Attributes: 1 Beds, 1 Car Spaces, 1 Ensuities



4 Hartland Avenue Black Forest SA 5035

Sale Price: \$625,000

Sale Date: 21 Oct 2020

Area: 673m2

Eq. Building Area: 125.0m2

Attributes: 3 Beds, 2 Baths, 1 Car Spaces, 1 Ensuities



6/20 Hartland Avenue Black Forest SA 5035

Sale Price: \$270,000

Sale Date: 14 Oct 2020

Area: 132m2 Approx

Eq. Building Area: 88.0m2

Attributes: 1 Ensuities



3A Cowper Road Black Forest SA 5035

Sale Price: \$995,000

Sale Date: 24 Sep 2020

Area: 835m2

Eq. Building Area: 240.0m2

Attributes: 5 Beds, 2 Baths, 4 Car Spaces, 2 Lock Up Garages, 2 Ensuities



LOT 302 Wilson Avenue Black Forest SA 5035

Sale Price: \$841,000

Sale Date: 7 Sep 2020

Area: 355m2

Eq. Building Area: 188.0m2

Attributes: 2 Ensuities



7/20 Addison Road Black Forest SA 5035

Sale Price: \$292,500

Sale Date: 31 Jul 2020

Area: 88m2 Approx

Eq. Building Area: 77.0m2

Attributes: 2 Beds, 1 Car Spaces, 1 Ensuities



10A Kerta Weeta Avenue Black Forest SA 5035

Sale Price: \$140,000

Sale Date: 16 Jul 2020

Area: 444m²

Eq. Building Area: 205.0m²

Attributes: 3 Beds, 2 Car Spaces, 2 Lock Up Garages, 1 Ensuities

Summary

Summary Sales History

	Quantity	Lowest Sale	Highest Sale	Median Value	Average	Total Value
*EXCLUDED	3					
HOUSE	19	\$140,000	\$1,342,000	\$933,000	\$856,894	\$16,281,000
LAND	8	\$300,000	\$631,000	\$358,000	\$417,125	\$3,337,000
UNIT	24	\$175,000	\$735,000	\$286,250	\$325,125	\$7,803,000
TOTAL	54					\$27,421,000

Sales History By Property Attributes

		Quantity	Lowest Sale	Highest Sale	Median Value	Average Value
*EXCLUDED		3				
HOUSE	3 Bed	10	\$140,000	\$1,342,000	\$941,500	\$859,600
	4 Bed	5	\$330,000	\$1,220,000	\$1,065,000	\$929,600
	5+ Bed	1	\$995,000	\$995,000	\$995,000	\$995,000
	N/A	3	\$320,000	\$881,000	\$841,000	\$680,666
LAND	3 Bed	4	\$300,000	\$631,000	\$520,500	\$493,000
	N/A	4	\$300,000	\$465,000	\$300,000	\$341,250
UNIT	1 Bed	5	\$175,000	\$260,000	\$210,000	\$215,100
	2 Bed	15	\$235,000	\$445,000	\$292,500	\$313,733
	3 Bed	2	\$496,500	\$735,000	\$615,750	\$615,750
	N/A	2	\$270,000	\$520,000	\$395,000	\$395,000
TOTAL		54				\$507,796

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