

Sales History Report

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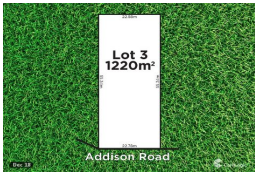
Sold Properties

LOT 2 Dryden Road Black Forest SA 5035

Sale Price: \$372,500
 Sale Date: 20 Dec 2018
 Area: 253m2
 Eq. Building Area: 95.0m2
 Attributes: 1 Baths

23A Addison Road Black Forest SA 5035

Sale Price: \$596,000
 Sale Date: 6 Dec 2018
 Area: 303m2
 Eq. Building Area: 135.0m2
 Attributes: 2 Baths



15 Addison Road Black Forest SA 5035

Sale Price: \$710,000
 Sale Date: 3 Dec 2018
 Area: 1,220m2
 Eq. Building Area: 178.0m2
 Attributes: 1 Baths



2/46 Byron Road Black Forest SA 5035

Sale Price: \$335,000
 Sale Date: 28 Nov 2018
 Area: 64m2 Approx
 Eq. Building Area: 92.0m2
 Attributes: 2 Beds, 1 Baths, 1 Car Spaces, 1 Lock Up Garages



44 Addison Road Black Forest SA 5035

Sale Price: \$856,000
 Sale Date: 24 Nov 2018
 Area: 812m2
 Eq. Building Area: 201.0m2
 Attributes: 5 Beds, 2 Baths, 1 Car Spaces, 2 Lock Up Garages



12 Emerson Road Black Forest SA 5035

Sale Price: \$591,100

Sale Date: 19 Nov 2018

Area: 812m2

Eq. Building Area: 122.0m2

Attributes: 3 Beds, 1 Baths, 9 Car Spaces, 4 Lock Up Garages



13 Dunrobin Street Black Forest SA 5035

Sale Price: \$815,000

Sale Date: 12 Nov 2018

Area: 600m2

Eq. Building Area: 200.0m2

Attributes: 4 Beds, 2 Baths, 2 Car Spaces



8/635-637 South Road Black Forest SA 5035

Sale Price: \$142,000

Sale Date: 8 Nov 2018

Area: 113m2 Approx

Eq. Building Area: 36.0m2

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



6 Coulter Avenue Black Forest SA 5035

Sale Price: \$697,500

Sale Date: 8 Nov 2018

Area: 731m2

Eq. Building Area: 109.0m2

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



23 Addison Road Black Forest SA 5035

Sale Price: \$596,000

Sale Date: 31 Oct 2018

Area: 348m2

Eq. Building Area: 151.0m2

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



10/20 Addison Road Black Forest SA 5035

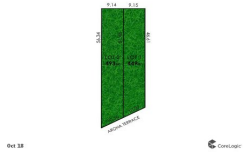
Sale Price: \$308,000

Sale Date: 29 Oct 2018

Area: 88m2 Approx

Eq. Building Area: 77.0m2

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



43 Aroha Terrace Black Forest SA 5035

Sale Price: \$385,000

Sale Date: 24 Oct 2018

Area: 852m2

Eq. Building Area: 122.0m2

Attributes: 1 Car Spaces

LOT 742 Aroha Terrace Black Forest SA 5035

Sale Price: \$385,000

Sale Date: 19 Oct 2018

Area: 492m2

Attributes:



2/37 Forest Avenue Black Forest SA 5035

Sale Price: \$347,000

Sale Date: 28 Sep 2018

Area: 117m2 Approx

Eq. Building Area: 93.0m2

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

LOT 741 Aroha Terrace Black Forest SA 5035

Sale Price: \$368,000

Sale Date: 27 Sep 2018

Area: 448m2

Attributes:



52 East Avenue Black Forest SA 5035

Sale Price: \$600,000

Sale Date: 18 Sep 2018

Area: 696m2

Eq. Building Area: 178.0m2

Attributes: 1 Baths



66 East Avenue Black Forest SA 5035

Sale Price: \$540,000

Sale Date: 14 Sep 2018

Area: 900m2

Eq. Building Area: 103.0m2

Attributes: 4 Beds, 1 Baths, 2 Car Spaces



3/41A Addison Road Black Forest SA 5035

Sale Price: \$350,000
 Sale Date: 13 Sep 2018
 Area: 51m2 Approx
 Eq. Building Area: 78.0m2
 Attributes: 2 Beds, 1 Baths, 1 Car Spaces, 1 Ensuities



50 East Avenue Black Forest SA 5035

Sale Price: \$640,000
 Sale Date: 28 Aug 2018
 Area: 696m2
 Eq. Building Area: 149.0m2
 Attributes: 4 Beds, 1 Baths, 2 Car Spaces



6/1A Hartland Avenue Black Forest SA 5035

Sale Price: \$269,000
 Sale Date: 16 Aug 2018
 Area: 12m2 Approx
 Eq. Building Area: 56.0m2
 Attributes: 2 Beds, 1 Baths, 1 Car Spaces, 1 Lock Up Garages



4/20 Addison Road Black Forest SA 5035

Sale Price: \$285,000
 Sale Date: 15 Aug 2018
 Area: 92m2 Approx
 Eq. Building Area: 77.0m2
 Attributes: 2 Beds, 1 Baths, 1 Car Spaces, 1 Lock Up Garages

LOT 100 Merlon Avenue Black Forest SA 5035

Sale Price: \$704,000
 Sale Date: 26 Jul 2018
 Area: 326m2
 Eq. Building Area: 203.0m2
 Attributes: 3 Beds, 1 Baths, 1 Lock Up Garages



30 Aroha Terrace Black Forest SA 5035

Sale Price: \$845,000
 Sale Date: 19 Jul 2018
 Area: 840m2
 Eq. Building Area: 244.0m2
 Attributes: 4 Beds, 2 Baths, 2 Car Spaces, 4 Lock Up Garages



1A Emerson Road Black Forest SA 5035

Sale Price: \$430,000

Sale Date: 12 Jul 2018

Area: 683m2

Eq. Building Area: 107.0m2

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



23 Coulter Avenue Black Forest SA 5035

Sale Price: \$800,000

Sale Date: 10 Jul 2018

Area: 696m2

Eq. Building Area: 218.0m2

Attributes: 3 Beds, 2 Baths, 2 Car Spaces

Summary

Summary Sales History

	Quantity	Lowest Sale	Highest Sale	Median Value	Average	Total Value
HOUSE	12	\$372,500	\$856,000	\$668,750	\$657,258	\$7,887,100
LAND	5	\$368,000	\$710,000	\$385,000	\$489,600	\$2,448,000
OTHER	1	\$596,000	\$596,000	\$596,000	\$596,000	\$596,000
UNIT	7	\$142,000	\$350,000	\$308,000	\$290,857	\$2,036,000
TOTAL	25					\$12,967,100

Sales History By Property Attributes

		Quantity	Lowest Sale	Highest Sale	Median Value	Average Value
HOUSE	2 Bed	2	\$430,000	\$697,500	\$563,750	\$563,750
	3 Bed	4	\$591,100	\$800,000	\$650,000	\$672,775
	4 Bed	4	\$540,000	\$845,000	\$727,500	\$710,000
	5+ Bed	1	\$856,000	\$856,000	\$856,000	\$856,000
	N/A	1	\$372,500	\$372,500	\$372,500	\$372,500
LAND	N/A	5	\$368,000	\$710,000	\$385,000	\$489,600
OTHER	N/A	1	\$596,000	\$596,000	\$596,000	\$596,000
UNIT	1 Bed	1	\$142,000	\$142,000	\$142,000	\$142,000
	2 Bed	6	\$269,000	\$350,000	\$321,500	\$315,666
TOTAL		25				\$518,684

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