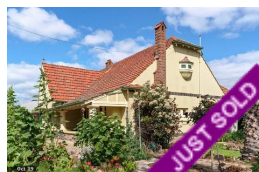


Sales History Report

Christine Holowiecki
Mob: 0422399943
Ph: (08) 8351 2776
Email: christine@keepingitrealty.com.au



Sold Properties



5/5-A Forest Avenue Black Forest SA 5035

Sale Price: Not Disclosed

Sale Date: 31 Dec 2019

Area: 1,012m2 Approx

Eq. Building Area: 449.0m2

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



19 Byron Road Black Forest SA 5035

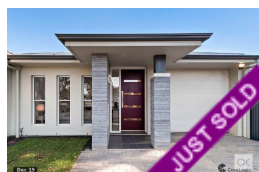
Sale Price: \$0

Sale Date: 20 Dec 2019

Area: 812m2

Eq. Building Area: 124.0m2

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



15 Aroha Terrace Black Forest SA 5035

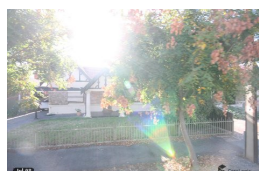
Sale Price: \$717,500

Sale Date: 17 Dec 2019

Area: 303m2 Approx

Eq. Building Area: 140.0m2

Attributes: 3 Beds, 2 Baths, 2 Car Spaces



7 Gray Street Black Forest SA 5035

Sale Price: \$550,000

Sale Date: 27 Nov 2019

Area: 660m2

Eq. Building Area: 140.0m2

Attributes: 3 Beds, 1 Baths, 2 Lock Up Garages



8/29 Forest Avenue Black Forest SA 5035

Sale Price: \$397,000

Sale Date: 22 Nov 2019

Area: 167m2 Approx

Eq. Building Area: 92.0m2

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



2/29 Forest Avenue Black Forest SA 5035

Sale Price: \$345,000

Sale Date: 22 Nov 2019

Area: 127m2 Approx

Eq. Building Area: 82.0m2

Attributes: 2 Beds, 1 Baths, 1 Car Spaces



1/11 Eglinton Avenue Black Forest SA 5035

Sale Price: \$510,000

Sale Date: 22 Nov 2019

Area: 419m2 Approx

Eq. Building Area: 77.0m2

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

8/20 Hartland Avenue Black Forest SA 5035

Sale Price: \$265,000

Sale Date: 14 Nov 2019

Area: 156m2 Approx

Eq. Building Area: 96.0m2

Attributes: 1 Baths



9A Gordon Road Black Forest SA 5035

Sale Price: \$875,000

Sale Date: 4 Nov 2019

Area: 696m2

Eq. Building Area: 177.0m2

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



10 Canterbury Terrace Black Forest SA 5035

Sale Price: \$820,000

Sale Date: 30 Oct 2019

Area: 510m2

Eq. Building Area: 150.0m2

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



11/34 Byron Road Black Forest SA 5035

Sale Price: \$242,000

Sale Date: 16 Oct 2019

Area: 118m2 Approx

Eq. Building Area: 78.0m2

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

2/68 Forest Avenue Black Forest SA 5035

Sale Price: \$0
Sale Date: 29 Aug 2019
Area: 119m2 Approx
Eq. Building Area: 79.0m2
Attributes: 1 Baths



2/32 Addison Road Black Forest SA 5035

Sale Price: \$0
Sale Date: 19 Aug 2019
Area: 131m2 Approx
Eq. Building Area: 94.0m2
Attributes: 2 Beds, 1 Baths, 1 Car Spaces, 1 Lock Up Garages



7/68 Forest Avenue Black Forest SA 5035

Sale Price: \$0
Sale Date: 15 Aug 2019
Area: 144m2 Approx
Eq. Building Area: 79.0m2
Attributes: 2 Beds, 1 Baths, 1 Car Spaces, 1 Lock Up Garages, 1 Ensuites

25 Dryden Road Black Forest SA 5035

Sale Price: \$552,500
Sale Date: 15 Aug 2019
Area: 323m2
Eq. Building Area: 142.0m2
Attributes: 2 Baths

1-1A Cowper Road Black Forest SA 5035

Sale Price: \$4,915,000
Sale Date: 8 Aug 2019
Area: 921m2 Approx

Attributes:

24 Byron Road Black Forest SA 5035

Sale Price: \$0
Sale Date: 5 Aug 2019
Area: 812m2
Eq. Building Area: 105.0m2
Attributes: 1 Baths



10 Kerta Weeta Avenue Black Forest SA 5035

Sale Price: \$650,000

Sale Date: 24 Jul 2019

Area: 450m2

Eq. Building Area: 200.0m2

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



4/21 Cowper Road Black Forest SA 5035

Sale Price: \$220,000

Sale Date: 18 Jul 2019

Area: 16m2 Approx

Eq. Building Area: 62.0m2

Attributes: 2 Beds, 1 Baths, 1 Car Spaces

LOT 102 Addison Road Black Forest SA 5035

Sale Price: \$530,000

Sale Date: 8 Jul 2019

Area: 614m2

Attributes:

Summary

Summary Sales History

	Quantity	Lowest Sale	Highest Sale	Median Value	Average	Total Value
*EXCLUDED	6					
HOUSE	6	\$550,000	\$875,000	\$683,750	\$694,166	\$4,165,000
LAND	1	\$530,000	\$530,000	\$530,000	\$530,000	\$530,000
OTHER	1	\$4,915,000	\$4,915,000	\$4,915,000	\$4,915,000	\$4,915,000
UNIT	6	\$220,000	\$510,000	\$305,000	\$329,833	\$1,979,000
TOTAL	20					\$11,589,000

Sales History By Property Attributes

		Quantity	Lowest Sale	Highest Sale	Median Value	Average Value
*EXCLUDED		6				
HOUSE	3 Bed	3	\$550,000	\$717,500	\$650,000	\$639,166
	4 Bed	2	\$820,000	\$875,000	\$847,500	\$847,500
	N/A	1	\$552,500	\$552,500	\$552,500	\$552,500
LAND	N/A	1	\$530,000	\$530,000	\$530,000	\$530,000
OTHER	N/A	1	\$4,915,000	\$4,915,000	\$4,915,000	\$4,915,000
UNIT	1 Bed	1	\$242,000	\$242,000	\$242,000	\$242,000
	2 Bed	3	\$220,000	\$397,000	\$345,000	\$320,666
	3 Bed	1	\$510,000	\$510,000	\$510,000	\$510,000
	N/A	1	\$265,000	\$265,000	\$265,000	\$265,000
TOTAL		20				\$579,450

Disclaimer

Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

© 2020 Copyright in this information belongs to the South Australian Government and the South Australian Government does not accept any responsibility for the accuracy or completeness of the information or its suitability for purpose.