

# Sales History Report

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



## Sold Properties



### 121A Esplanade Brighton SA 5048

Sale Price: \$1,330,000

Sale Date: 9 Jan 2020

Area: 237m2

Eq. Building Area: 232.0m2

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



### 26 Roberts Street Brighton SA 5048

Sale Price: \$526,500

Sale Date: 20 Dec 2019

Area: 609m2 Approx

Eq. Building Area: 102.0m2

Attributes: 3 Beds, 1 Baths, 2 Car Spaces



### 10 Comley Street Brighton SA 5048

Sale Price: \$615,000

Sale Date: 18 Dec 2019

Area: 781m2

Eq. Building Area: 93.0m2

Attributes: 2 Beds, 1 Baths, 5 Car Spaces



### 20 Essex Street Brighton SA 5048

Sale Price: \$720,000

Sale Date: 17 Dec 2019

Area: 320m2

Eq. Building Area: 135.0m2

Attributes: 3 Beds, 2 Baths, 4 Car Spaces

### 2A Gemmell Street Brighton SA 5048

Sale Price: \$0

Sale Date: 16 Dec 2019

Area: 374m2

Eq. Building Area: 133.0m2

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



### 28 Dunluce Avenue Brighton SA 5048

Sale Price: \$1,360,000

Sale Date: 14 Dec 2019

Area: 687m2

Eq. Building Area: 195.0m2

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

### 28 Oraston Avenue Brighton SA 5048

Sale Price: \$632,500

Sale Date: 13 Dec 2019

Area: 716m2 Approx

Attributes:



### 14 Sturt Road Brighton SA 5048

Sale Price: \$785,000

Sale Date: 13 Dec 2019

Area: 815m2

Eq. Building Area: 143.0m2

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



### 1 Oraston Avenue Brighton SA 5048

Sale Price: \$560,000

Sale Date: 11 Dec 2019

Area: 512m2

Eq. Building Area: 129.0m2

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



### 7 Highet Avenue Brighton SA 5048

Sale Price: \$710,000

Sale Date: 6 Dec 2019

Area: 465m2

Eq. Building Area: 158.0m2

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



### 7 McCoy Street Brighton SA 5048

Sale Price: \$0

Sale Date: 26 Nov 2019

Area: 750m2

Eq. Building Area: 195.0m2

Attributes: 4 Beds, 2 Baths



### 2/25 Sturt Road Brighton SA 5048

Sale Price: \$292,000

Sale Date: 24 Nov 2019

Area: 136m2 Approx

Eq. Building Area: 82.0m2

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



### 24 Edwards Street Brighton SA 5048

Sale Price: \$950,000

Sale Date: 21 Nov 2019

Area: 724m2

Eq. Building Area: 169.0m2

Attributes: 3 Beds, 1 Baths, 4 Car Spaces



### 13 Coventry Street Brighton SA 5048

Sale Price: \$685,000

Sale Date: 15 Nov 2019

Area: 798m2

Eq. Building Area: 180.0m2

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



### 29 Fulton Street Brighton SA 5048

Sale Price: Not Disclosed

Sale Date: 12 Nov 2019

Area: 417m2

Eq. Building Area: 165.0m2

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

### 134 Esplanade Brighton SA 5048

Sale Price: \$900,000

Sale Date: 8 Nov 2019

Area: 154m2

Eq. Building Area: 238.0m2

Attributes: 2 Baths, 2 Ensuites



### 29A Fulton Street Brighton SA 5048

Sale Price: \$608,000

Sale Date: 7 Nov 2019

Area: 416m2

Eq. Building Area: 165.0m2

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



## 28 Oraston Avenue Brighton SA 5048

Sale Price: \$632,500

Sale Date: 1 Nov 2019

Area: 700m2

Attributes: 5 Beds, 1 Baths, 2 Car Spaces, 1 Lock Up Garages



## 513 Brighton Road Brighton SA 5048

Sale Price: \$222,000

Sale Date: 29 Oct 2019

Area: 627m2

Eq. Building Area: 96.0m2

Attributes: 2 Beds, 1 Baths



## 509-511 Brighton Road Brighton SA 5048

Sale Price: \$222,000

Sale Date: 29 Oct 2019

Area: 692m2

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



## 4 Almond Grove Brighton SA 5048

Sale Price: \$785,000

Sale Date: 25 Oct 2019

Area: 851m2

Eq. Building Area: 114.0m2

Attributes: 3 Beds, 1 Baths, 4 Car Spaces



## 1/9 Arundel Road Brighton SA 5048

Sale Price: \$375,000

Sale Date: 16 Oct 2019

Area: 144m2 Approx

Eq. Building Area: 90.0m2

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



## 18 Rudford Street Brighton SA 5048

Sale Price: \$690,000

Sale Date: 8 Oct 2019

Area: 825m2

Eq. Building Area: 140.0m2

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



### 33 Arundel Road Brighton SA 5048

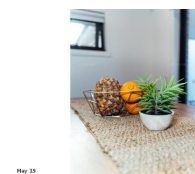
Sale Price: \$765,000

Sale Date: 4 Oct 2019

Area: 557m2

Eq. Building Area: 154.0m2

Attributes: 4 Beds, 1 Baths, 3 Car Spaces



### 4/10 Jetty Road Brighton SA 5048

Sale Price: \$688,000

Sale Date: 30 Sep 2019

Area: 179m2

Eq. Building Area: 167.0m2

Attributes: 3 Beds, 2 Baths, 2 Car Spaces

### 22 Essex Street Brighton SA 5048

Sale Price: \$740,000

Sale Date: 27 Sep 2019

Area: 337m2

Eq. Building Area: 135.0m2

Attributes: 3 Beds, 2 Baths

### Cedar Avenue Brighton SA 5048

Sale Price: \$555,000

Sale Date: 25 Sep 2019

Area: 135m2

Eq. Building Area: 163.0m2

Attributes: 2 Baths

### 15B Old Beach Road Brighton SA 5048

Sale Price: \$650,000

Sale Date: 24 Sep 2019

Area: 577m2

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



### 1 Arundel Road Brighton SA 5048

Sale Price: \$902,000

Sale Date: 23 Sep 2019

Area: 650m2

Eq. Building Area: 162.0m2

Attributes: 3 Beds, 2 Baths, 5 Car Spaces, 3 Lock Up Garages



### 20 Rutland Avenue Brighton SA 5048

Sale Price: \$870,000

Sale Date: 19 Sep 2019

Area: 680m2

Eq. Building Area: 140.0m2

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



### 16A Arundel Road Brighton SA 5048

Sale Price: Not Disclosed

Sale Date: 19 Sep 2019

Area: -

Eq. Building Area: 217.0m2

Attributes: 3 Beds, 2 Baths, 2 Car Spaces



### 134B Esplanade Brighton SA 5048

Sale Price: Not Disclosed

Sale Date: 16 Sep 2019

Area: -

Eq. Building Area: 271.0m2

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



### 3 McCoy Street Brighton SA 5048

Sale Price: \$687,000

Sale Date: 16 Sep 2019

Area: 783m2

Eq. Building Area: 150.0m2

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



### 46 Lewis Street Brighton SA 5048

Sale Price: \$725,000

Sale Date: 12 Sep 2019

Area: 702m2

Eq. Building Area: 175.0m2

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



### 121B Esplanade Brighton SA 5048

Sale Price: \$0

Sale Date: 12 Sep 2019

Area: 181m2

Eq. Building Area: 232.0m2

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



### 7/36 Jetty Road Brighton SA 5048

Sale Price: \$522,000

Sale Date: 12 Sep 2019

Area: 140m2 Approx

Eq. Building Area: 104.0m2

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



### 2B Bennett Street Brighton SA 5048

Sale Price: \$390,000

Sale Date: 11 Sep 2019

Area: 286m2

Eq. Building Area: 102.0m2

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



### 1/16 Lewis Street Brighton SA 5048

Sale Price: \$390,000

Sale Date: 23 Aug 2019

Area: 239m2 Approx

Eq. Building Area: 104.0m2

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



### 4/8 Marlborough Street Brighton SA 5048

Sale Price: \$0

Sale Date: 20 Aug 2019

Area: 115m2 Approx

Eq. Building Area: 72.0m2

Attributes: 2 Beds, 1 Baths



### 1/3 Jetty Road Brighton SA 5048

Sale Price: \$510,000

Sale Date: 16 Aug 2019

Area: 276m2 Approx

Eq. Building Area: 132.0m2

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



### 4/9 Arundel Road Brighton SA 5048

Sale Price: \$385,000

Sale Date: 13 Aug 2019

Area: 139m2 Approx

Eq. Building Area: 90.0m2

Attributes: 2 Beds, 1 Baths, 1 Car Spaces



### 1/2 Old Beach Road Brighton SA 5048

Sale Price: \$264,500

Sale Date: 7 Aug 2019

Area: 89m2 Approx

Eq. Building Area: 72.0m2

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



### 9A Margate Street Brighton SA 5048

Sale Price: \$0

Sale Date: 6 Aug 2019

Area: 374m2

Eq. Building Area: 181.0m2

Attributes: 3 Beds, 1 Baths, 2 Car Spaces



### 7/2 Old Beach Road Brighton SA 5048

Sale Price: \$0

Sale Date: 5 Aug 2019

Area: 14m2 Approx

Eq. Building Area: 72.0m2

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



### 16 Noble Street Brighton SA 5048

Sale Price: \$728,000

Sale Date: 2 Aug 2019

Area: 796m2

Eq. Building Area: 171.0m2

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



### 2 Cambridge Terrace Brighton SA 5048

Sale Price: \$857,000

Sale Date: 1 Aug 2019

Area: 418m2

Eq. Building Area: 162.0m2

Attributes: 4 Beds, 1 Baths, 2 Car Spaces



### 427 Brighton Road Brighton SA 5048

Sale Price: \$580,000

Sale Date: 30 Jul 2019

Area: 798m2

Eq. Building Area: 180.0m2

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

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### **1 Elm Street Brighton SA 5048**

Sale Price: \$1,000,000

Sale Date: 29 Jul 2019

Area: 568m2

Eq. Building Area: 168.0m2

Attributes: 4 Beds, 1 Baths, 1 Lock Up Garages, 1 Ensuites



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### **19 Margate Street Brighton SA 5048**

Sale Price: \$620,000

Sale Date: 26 Jul 2019

Area: 249m2

Eq. Building Area: 152.0m2

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

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### **16 Arundel Road Brighton SA 5048**

Sale Price: \$800,000

Sale Date: 2 Jul 2019

Area: 334m2

Eq. Building Area: 169.0m2

Attributes: 2 Baths



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### **4A Arundel Road Brighton SA 5048**

Sale Price: \$0

Sale Date: 2 Jul 2019

Area: 334m2

Eq. Building Area: 129.0m2

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



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### **32 Rudford Street Brighton SA 5048**

Sale Price: \$0

Sale Date: 1 Jul 2019

Area: 318m2

Eq. Building Area: 125.0m2

Attributes: 3 Beds, 1 Baths

## Summary

### Summary Sales History

|              | Quantity  | Lowest Sale | Highest Sale | Median Value | Average   | Total Value         |
|--------------|-----------|-------------|--------------|--------------|-----------|---------------------|
| *EXCLUDED    | 11        |             |              |              |           |                     |
| BUSINESS     | 1         | \$222,000   | \$222,000    | \$222,000    | \$222,000 | \$222,000           |
| FLATS        | 1         | \$222,000   | \$222,000    | \$222,000    | \$222,000 | \$222,000           |
| HOUSE        | 24        | \$390,000   | \$1,360,000  | \$722,500    | \$742,458 | \$17,819,000        |
| LAND         | 3         | \$650,000   | \$785,000    | \$687,000    | \$707,333 | \$2,122,000         |
| OTHER        | 1         | \$632,500   | \$632,500    | \$632,500    | \$632,500 | \$632,500           |
| UNIT         | 11        | \$264,500   | \$1,330,000  | \$510,000    | \$564,681 | \$6,211,500         |
| <b>TOTAL</b> | <b>52</b> |             |              |              |           | <b>\$27,229,000</b> |

### Sales History By Property Attributes

|              |        | Quantity  | Lowest Sale | Highest Sale | Median Value | Average Value    |
|--------------|--------|-----------|-------------|--------------|--------------|------------------|
| *EXCLUDED    |        | 11        |             |              |              |                  |
| BUSINESS     | 2 Bed  | 1         | \$222,000   | \$222,000    | \$222,000    | \$222,000        |
| FLATS        | 2 Bed  | 1         | \$222,000   | \$222,000    | \$222,000    | \$222,000        |
| HOUSE        | 2 Bed  | 2         | \$390,000   | \$615,000    | \$502,500    | \$502,500        |
|              | 3 Bed  | 13        | \$526,500   | \$1,360,000  | \$720,000    | \$770,500        |
|              | 4 Bed  | 7         | \$580,000   | \$1,000,000  | \$728,000    | \$766,428        |
|              | 5+ Bed | 1         | \$632,500   | \$632,500    | \$632,500    | \$632,500        |
|              | N/A    | 1         | \$800,000   | \$800,000    | \$800,000    | \$800,000        |
| LAND         | 3 Bed  | 3         | \$650,000   | \$785,000    | \$687,000    | \$707,333        |
| OTHER        | N/A    | 1         | \$632,500   | \$632,500    | \$632,500    | \$632,500        |
| UNIT         | 2 Bed  | 5         | \$264,500   | \$522,000    | \$375,000    | \$367,700        |
|              | 3 Bed  | 4         | \$390,000   | \$1,330,000  | \$599,000    | \$729,500        |
|              | N/A    | 2         | \$555,000   | \$900,000    | \$727,500    | \$727,500        |
| <b>TOTAL</b> |        | <b>52</b> |             |              |              | <b>\$523,634</b> |

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## Disclaimer

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