

# Sales History Report

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



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## Sold Properties

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### 1 Alberta Avenue Clapham SA 5062

Sale Price: \$700,000  
Sale Date: 6 Jul 2018  
Area: 354m2

Attributes:

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### 1A Alberta Avenue Clapham SA 5062

Sale Price: \$700,000  
Sale Date: 6 Jul 2018  
Area: 356m2

Attributes:



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### 51 Barretts Road Clapham SA 5062

Sale Price: \$670,000  
Sale Date: 8 Nov 2018  
Area: 676m2  
Eq. Building Area: 148.0m2  
Attributes: 4 Beds, 1 Baths, 1 Car Spaces, 1 Lock Up Garages



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### 5 Cole Street Clapham SA 5062

Sale Price: \$580,000  
Sale Date: 7 Dec 2018  
Area: 1,357m2 Approx

Attributes: 2 Beds, 1 Baths, 2 Car Spaces

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### 10 Cole Street Clapham SA 5062

Sale Price: \$230,000  
Sale Date: 6 Sep 2018  
Area: 817m2  
Eq. Building Area: 130.0m2  
Attributes: 1 Baths



## 2 Columbia Avenue Clapham SA 5062

Sale Price: \$531,000

Sale Date: 2 Oct 2018

Area: 718m2

Eq. Building Area: 134.0m2

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



## 21 Columbia Avenue Clapham SA 5062

Sale Price: \$665,000

Sale Date: 18 Sep 2018

Area: 718m2 Approx

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



## 21 Columbia Avenue Clapham SA 5062

Sale Price: \$665,000

Sale Date: 24 Sep 2018

Area: 749m2

Eq. Building Area: 191.0m2

Attributes: 4 Beds, 1 Baths, 4 Car Spaces

## 29 Columbia Avenue Clapham SA 5062

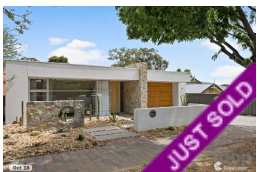
Sale Price: \$885,000

Sale Date: 3 Sep 2018

Area: 771m2

Eq. Building Area: 253.0m2

Attributes: 3 Baths



## 22 Emily Avenue Clapham SA 5062

Sale Price: \$1,310,000

Sale Date: 9 Jan 2019

Area: 979m2

Eq. Building Area: 289.0m2

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



## 2 Grainger Street Clapham SA 5062

Sale Price: \$831,000

Sale Date: 25 Sep 2018

Area: 1,409m2

Eq. Building Area: 174.0m2

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



### 11C Macpherson Street Clapham SA 5062

Sale Price: \$680,000

Sale Date: 4 Oct 2018

Area: 325m2

Eq. Building Area: 139.0m2

Attributes: 2 Beds, 2 Baths, 1 Car Spaces



### 44 Maud Street Clapham SA 5062

Sale Price: \$705,000

Sale Date: 18 Oct 2018

Area: 1,003m2

Eq. Building Area: 111.0m2

Attributes: 3 Beds, 1 Baths, 2 Car Spaces



### 44 Maud Street Clapham SA 5062

Sale Price: \$705,000

Sale Date: 20 Sep 2018

Area: 1,000m2 Approx

Attributes: 3 Beds, 1 Baths, 1 Car Spaces



### 4/68 Price Avenue Clapham SA 5062

Sale Price: \$595,000

Sale Date: 2 Jan 2019

Area: 339m2 Approx

Eq. Building Area: 159.0m2

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



### 90 Price Avenue Clapham SA 5062

Sale Price: \$645,000

Sale Date: 2 Jan 2019

Area: 753m2

Eq. Building Area: 127.0m2

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



### 4 Quebec Avenue Clapham SA 5062

Sale Price: \$665,000

Sale Date: 29 Aug 2018

Area: 1,007m2

Eq. Building Area: 100.0m2

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



## **93 Springbank Road Clapham SA 5062**

Sale Price: \$638,000

Sale Date: 26 Oct 2018

Area: 828m2

Eq. Building Area: 126.0m2

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

## Summary

### Summary Sales History

|              | Quantity  | Lowest Sale | Highest Sale | Median Value | Average   | Total Value         |
|--------------|-----------|-------------|--------------|--------------|-----------|---------------------|
| HOUSE        | 15        | \$230,000   | \$1,310,000  | \$665,000    | \$693,666 | \$10,405,000        |
| LAND         | 2         | \$700,000   | \$700,000    | \$700,000    | \$700,000 | \$1,400,000         |
| UNIT         | 1         | \$595,000   | \$595,000    | \$595,000    | \$595,000 | \$595,000           |
| <b>TOTAL</b> | <b>18</b> |             |              |              |           | <b>\$12,400,000</b> |

### Sales History By Property Attributes

|              |        | Quantity  | Lowest Sale | Highest Sale | Median Value | Average Value    |
|--------------|--------|-----------|-------------|--------------|--------------|------------------|
| HOUSE        | 2 Bed  | 2         | \$580,000   | \$680,000    | \$630,000    | \$630,000        |
|              | 3 Bed  | 6         | \$638,000   | \$1,310,000  | \$685,000    | \$778,000        |
|              | 4 Bed  | 4         | \$531,000   | \$670,000    | \$665,000    | \$632,750        |
|              | 5+ Bed | 1         | \$831,000   | \$831,000    | \$831,000    | \$831,000        |
|              | N/A    | 2         | \$230,000   | \$885,000    | \$557,500    | \$557,500        |
| LAND         | N/A    | 2         | \$700,000   | \$700,000    | \$700,000    | \$700,000        |
| UNIT         | 3 Bed  | 1         | \$595,000   | \$595,000    | \$595,000    | \$595,000        |
| <b>TOTAL</b> |        | <b>18</b> |             |              |              | <b>\$688,888</b> |

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