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# Sales History Report

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## Sold Properties



### 12 Stafford Street Clearview SA 5085

Sale Price: \$435,000

Sale Date: 29 Jun 2020

Area: 769m2

Eq. Building Area: 96.0m2

Attributes: 3 Beds, 1 Baths, 6 Car Spaces, 1 Lock Up Garages

### 12 Fairview Terrace Clearview SA 5085

Sale Price: \$250,000

Sale Date: 29 Jun 2020

Area: 418m2

Attributes:



### 21 Amber Avenue Clearview SA 5085

Sale Price: Not Disclosed

Sale Date: 28 Jun 2020

Area: 733m2

Eq. Building Area: 115.0m2

Attributes: 4 Beds, 1 Baths, 2 Car Spaces

### 7 Melrose Avenue Clearview SA 5085

Sale Price: \$270,000

Sale Date: 26 Jun 2020

Area: 418m2

Attributes:



### 262A Hampstead Road Clearview SA 5085

Sale Price: \$365,000

Sale Date: 25 Jun 2020

Area: 288m2

Eq. Building Area: 123.0m2

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



### 63 Branson Avenue Clearview SA 5085

Sale Price: \$457,500

Sale Date: 19 Jun 2020

Area: 694m2

Eq. Building Area: 93.0m2

Attributes: 3 Beds, 1 Baths, 4 Car Spaces

### 11B Walton Avenue Clearview SA 5085

Sale Price: \$280,000

Sale Date: 15 Jun 2020

Area: 401m2

Attributes:

### 18 Hillsea Avenue Clearview SA 5085

Sale Price: \$430,000

Sale Date: 12 Jun 2020

Area: 679m2

Eq. Building Area: 94.0m2

Attributes: 1 Baths



### 3A Melrose Avenue Clearview SA 5085

Sale Price: \$400,000

Sale Date: 9 Jun 2020

Area: 357m2

Eq. Building Area: 158.0m2

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



### 218 Hampstead Road Clearview SA 5085

Sale Price: Not Disclosed

Sale Date: 4 Jun 2020

Area: 780m2

Eq. Building Area: 121.0m2

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



### 20 Walton Avenue Clearview SA 5085

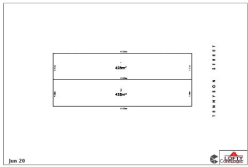
Sale Price: \$347,500

Sale Date: 1 Jun 2020

Area: 504m2

Eq. Building Area: 121.0m2

Attributes: 2 Beds, 1 Baths, 1 Car Spaces



### 5 Tennyson Street Clearview SA 5085

Sale Price: \$425,000

Sale Date: 21 May 2020

Area: 799m2

Eq. Building Area: 93.0m2

Attributes: 1 Car Spaces, 1 Ensuites



### 49 Somerset Avenue Clearview SA 5085

Sale Price: \$390,000

Sale Date: 19 May 2020

Area: 551m2

Eq. Building Area: 121.0m2

Attributes: 3 Beds, 1 Baths, 1 Car Spaces



### 310 Hampstead Road Clearview SA 5085

Sale Price: Not Disclosed

Sale Date: 28 Apr 2020

Area: 413m2

Eq. Building Area: 70.0m2

Attributes: 2 Beds, 1 Baths, 1 Car Spaces



### 67 Branson Avenue Clearview SA 5085

Sale Price: \$470,600

Sale Date: 21 Apr 2020

Area: 693m2

Eq. Building Area: 155.0m2

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



### 9 Radford Avenue Clearview SA 5085

Sale Price: Not Disclosed

Sale Date: 31 Mar 2020

Area: 774m2

Eq. Building Area: 109.0m2

Attributes:



### 43 Somerset Avenue Clearview SA 5085

Sale Price: \$488,000

Sale Date: 12 Mar 2020

Area: 382m2

Eq. Building Area: 138.0m2

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

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### 408 Grand Junction Road Clearview SA 5085

Sale Price: \$360,000  
Sale Date: 12 Mar 2020  
Area: 812m2  
Eq. Building Area: 99.0m2  
Attributes: 1 Baths



### 9A Windsor Avenue Clearview SA 5085

Sale Price: \$560,500  
Sale Date: 10 Mar 2020  
Area: 390m2

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

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### 30 Ormond Avenue Clearview SA 5085

Sale Price: \$421,000  
Sale Date: 10 Mar 2020  
Area: 435m2  
Eq. Building Area: 133.0m2  
Attributes: 1 Baths



### 28A Walton Avenue Clearview SA 5085

Sale Price: \$485,000  
Sale Date: 5 Mar 2020  
Area: 416m2  
Eq. Building Area: 172.0m2  
Attributes: 5 Beds, 2 Baths, 1 Car Spaces, 1 Lock Up Garages, 1 Ensuites

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### 47 High Avenue Clearview SA 5085

Sale Price: \$447,500  
Sale Date: 28 Feb 2020  
Area: 350m2  
Eq. Building Area: 135.0m2  
Attributes: 2 Baths

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### 11C Walton Avenue Clearview SA 5085

Sale Price: \$280,000  
Sale Date: 20 Feb 2020  
Area: 365m2

Attributes:



### 7 Kelway Crescent Clearview SA 5085

Sale Price: \$480,000

Sale Date: 17 Feb 2020

Area: 934m<sup>2</sup>

Eq. Building Area: 106.0m<sup>2</sup>

Attributes: 1 Ensuities



### 55A Fairview Terrace Clearview SA 5085

Sale Price: \$601,000

Sale Date: 4 Feb 2020

Area: 308m<sup>2</sup>

Eq. Building Area: 194.0m<sup>2</sup>

Attributes: 6 Car Spaces



### 47 High Avenue Clearview SA 5085

Sale Price: \$447,500

Sale Date: 29 Jan 2020

Area: 723m<sup>2</sup>

Eq. Building Area: 93.0m<sup>2</sup>

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



### 57 Branson Avenue Clearview SA 5085

Sale Price: \$628,000

Sale Date: 29 Jan 2020

Area: 756m<sup>2</sup>

Eq. Building Area: 93.0m<sup>2</sup>

Attributes: 3 Beds, 1 Baths, 2 Car Spaces

### 48B Somerset Avenue Clearview SA 5085

Sale Price: \$235,000

Sale Date: 24 Jan 2020

Area: 386m<sup>2</sup>

Attributes:

### 55A Fairview Terrace Clearview SA 5085

Sale Price: \$601,000

Sale Date: 21 Jan 2020

Area: 626m<sup>2</sup>

Eq. Building Area: 56.0m<sup>2</sup>

Attributes: 4 Beds, 2 Baths, 6 Car Spaces, 2 Lock Up Garages, 1 Ensuities



### 3 Chaucer Street Clearview SA 5085

Sale Price: \$407,500

Sale Date: 17 Jan 2020

Area: 729m2

Eq. Building Area: 93.0m2

Attributes: 3 Beds, 1 Baths, 5 Car Spaces



### 12A Melrose Avenue Clearview SA 5085

Sale Price: \$500,000

Sale Date: 15 Jan 2020

Area: 429m2

Eq. Building Area: 175.0m2

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



### 55B Fairview Terrace Clearview SA 5085

Sale Price: \$483,500

Sale Date: 15 Jan 2020

Area: 309m2

Eq. Building Area: 143.0m2

Attributes: 3 Beds, 2 Baths, 2 Car Spaces



### 1/15 Gordon Avenue Clearview SA 5085

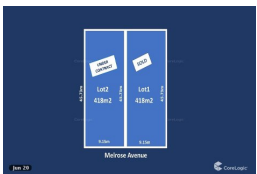
Sale Price: \$260,000

Sale Date: 10 Jan 2020

Area: 137m2 Approx

Eq. Building Area: 54.0m2

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



### 7 Melrose Avenue Clearview SA 5085

Sale Price: \$420,000

Sale Date: 9 Jan 2020

Area: 857m2

Eq. Building Area: 93.0m2

Attributes: 1 Car Spaces, 1 Ensuities

### 48A Somerset Avenue Clearview SA 5085

Sale Price: \$242,000

Sale Date: 8 Jan 2020

Area: 386m2

Attributes:

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### **48 Somerset Avenue Clearview SA 5085**

Sale Price: \$240,000

Sale Date: 6 Jan 2020

Area: 389m2

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

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### **42 Clearview Crescent Clearview SA 5085**

Sale Price: \$400,000

Sale Date: 6 Jan 2020

Area: 307m2

Eq. Building Area: 121.0m2

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



## Summary

### Summary Sales History

|              | Quantity  | Lowest Sale | Highest Sale | Median Value | Average   | Total Value         |
|--------------|-----------|-------------|--------------|--------------|-----------|---------------------|
| *EXCLUDED    | 4         |             |              |              |           |                     |
| HOUSE        | 22        | \$347,500   | \$628,000    | \$447,500    | \$460,277 | \$10,126,100        |
| LAND         | 10        | \$235,000   | \$480,000    | \$275,000    | \$312,200 | \$3,122,000         |
| UNIT         | 1         | \$260,000   | \$260,000    | \$260,000    | \$260,000 | \$260,000           |
| <b>TOTAL</b> | <b>37</b> |             |              |              |           | <b>\$13,508,100</b> |

### Sales History By Property Attributes

|              |        | Quantity  | Lowest Sale | Highest Sale | Median Value | Average Value    |
|--------------|--------|-----------|-------------|--------------|--------------|------------------|
| *EXCLUDED    |        | 4         |             |              |              |                  |
| HOUSE        | 2 Bed  | 1         | \$347,500   | \$347,500    | \$347,500    | \$347,500        |
|              | 3 Bed  | 11        | \$365,000   | \$628,000    | \$447,500    | \$458,645        |
|              | 4 Bed  | 3         | \$400,000   | \$601,000    | \$500,000    | \$500,333        |
|              | 5+ Bed | 1         | \$485,000   | \$485,000    | \$485,000    | \$485,000        |
|              | N/A    | 6         | \$360,000   | \$601,000    | \$438,750    | \$457,916        |
| LAND         | 3 Bed  | 1         | \$240,000   | \$240,000    | \$240,000    | \$240,000        |
|              | N/A    | 9         | \$235,000   | \$480,000    | \$280,000    | \$320,222        |
| UNIT         | 2 Bed  | 1         | \$260,000   | \$260,000    | \$260,000    | \$260,000        |
| <b>TOTAL</b> |        | <b>37</b> |             |              |              | <b>\$365,083</b> |

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