

# Sales History Report

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## Sold Properties



### 59 Robert Avenue Clearview SA 5085

Sale Price: \$0  
Sale Date: 18 May 2021  
Area: 342m2

Attributes:



### 34 Gordon Avenue Clearview SA 5085

Sale Price: \$484,000  
Sale Date: 31 Dec 2020  
Area: 623m2  
Eq. Building Area: 114.0m2  
Attributes: 3 Beds, 1 Baths, 2 Car Spaces, 2 Lock Up Garages, 1 Ensuites



### 10 Guildford Street Clearview SA 5085

Sale Price: \$410,000  
Sale Date: 22 Dec 2020  
Area: 685m2  
Eq. Building Area: 73.0m2  
Attributes: 4 Beds, 2 Baths, 1 Car Spaces, 2 Lock Up Garages, 1 Ensuites



### 38 Gordon Avenue Clearview SA 5085

Sale Price: \$550,000  
Sale Date: 21 Dec 2020  
Area: 858m2  
Eq. Building Area: 120.0m2  
Attributes: 2 Car Spaces, 1 Ensuites



### 1B Stroud Street Clearview SA 5085

Sale Price: \$520,000  
Sale Date: 18 Dec 2020  
Area: 381m2  
Attributes: 3 Beds, 2 Baths, 1 Lock Up Garages, 2 Ensuites



### 50 Blyth Street Clearview SA 5085

Sale Price: \$505,000

Sale Date: 18 Dec 2020

Area: 695m2

Eq. Building Area: 107.0m2

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



### 11 Browning Street Clearview SA 5085

Sale Price: \$297,500

Sale Date: 18 Dec 2020

Area: 417m2

Attributes:



### 11A Browning Street Clearview SA 5085

Sale Price: \$300,000

Sale Date: 15 Dec 2020

Area: 417m2

Attributes:



### 18 Hillsea Avenue Clearview SA 5085

Sale Price: \$290,000

Sale Date: 14 Dec 2020

Area: 357m2

Attributes:



### 13 Tennyson Street Clearview SA 5085

Sale Price: \$385,000

Sale Date: 3 Dec 2020

Area: 396m2

Eq. Building Area: 135.0m2

Attributes: 1 Ensuites



### 5 Tennyson Street Clearview SA 5085

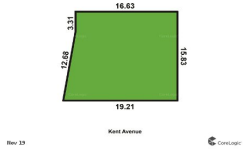
Sale Price: \$302,500

Sale Date: 27 Nov 2020

Area: 428m2

Eq. Building Area: 184.0m2

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



### 82 Kent Avenue Clearview SA 5085

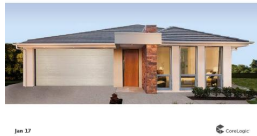
Sale Price: \$15,000

Sale Date: 27 Nov 2020

Area: 285m2

Eq. Building Area: 138.0m2

Attributes:



### LOT 1 Tennyson Street Clearview SA 5085

Sale Price: \$302,500

Sale Date: 27 Nov 2020

Area: 429m2

Eq. Building Area: 222.9673m2

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



### 23A Corconda Street Clearview SA 5085

Sale Price: \$411,000

Sale Date: 26 Nov 2020

Area: 301m2

Eq. Building Area: 151.0m2

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



### 57 Robert Avenue Clearview SA 5085

Sale Price: \$280,000

Sale Date: 19 Nov 2020

Area: 334m2

Attributes: 3 Beds, 2 Baths



### 1/266 Hampstead Road Clearview SA 5085

Sale Price: \$341,000

Sale Date: 16 Nov 2020

Area: 299m2 Approx

Eq. Building Area: 100.0m2

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



### 45A Ormond Avenue Clearview SA 5085

Sale Price: \$275,000

Sale Date: 10 Nov 2020

Area: 300m2

Eq. Building Area: 222.9673m2

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



No photo  
available

### 17B Reading Street Clearview SA 5085

Sale Price: \$275,000

Sale Date: 30 Oct 2020

Area: 344m2

Attributes:



FAIRVIEW TERRACE

### 77 Fairview Terrace Clearview SA 5085

Sale Price: \$463,000

Sale Date: 26 Oct 2020

Area: 834m2

Eq. Building Area: 111.0m2

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



No photo  
available

### 7 Kelway Crescent Clearview SA 5085

Sale Price: \$242,555

Sale Date: 21 Oct 2020

Area: 308m2

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



No photo  
available

### 1A St Albans Place Clearview SA 5085

Sale Price: \$242,500

Sale Date: 21 Oct 2020

Area: 307m2

Attributes:



No photo  
available

### 1B St Albans Place Clearview SA 5085

Sale Price: \$238,000

Sale Date: 21 Oct 2020

Area: 318m2

Attributes:



### 5 Austral Avenue Clearview SA 5085

Sale Price: \$483,000

Sale Date: 16 Oct 2020

Area: 810m2

Eq. Building Area: 102.0m2

Attributes: 3 Car Spaces, 1 Ensuites



### 26 Radford Avenue Clearview SA 5085

Sale Price: \$497,000  
 Sale Date: 9 Oct 2020  
 Area: 759m2  
 Eq. Building Area: 102.0m2  
 Attributes: 3 Beds, 4 Car Spaces, 1 Ensuites



### 220 Hampstead Road Clearview SA 5085

Sale Price: \$465,000  
 Sale Date: 2 Oct 2020  
 Area: 730m2  
 Eq. Building Area: 134.0m2  
 Attributes: 3 Beds, 2 Car Spaces, 1 Lock Up Garages, 1 Ensuites



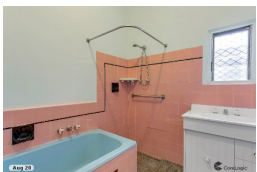
### 1 Sarnia Avenue Clearview SA 5085

Sale Price: \$485,000  
 Sale Date: 25 Sep 2020  
 Area: 327m2  
 Eq. Building Area: 151.0m2  
 Attributes: 3 Beds, 4 Car Spaces, 2 Lock Up Garages, 3 Ensuites



### 6 Clearview Crescent Clearview SA 5085

Sale Price: \$400,000  
 Sale Date: 21 Sep 2020  
 Area: 795m2  
 Eq. Building Area: 75.0m2  
 Attributes: 1 Car Spaces, 1 Ensuites



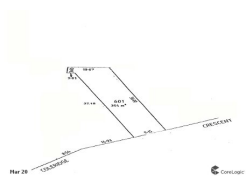
### 28 Murray Avenue Clearview SA 5085

Sale Price: \$482,000  
 Sale Date: 17 Sep 2020  
 Area: 807m2  
 Eq. Building Area: 97.0m2  
 Attributes: 1 Car Spaces, 1 Ensuites



### 9 Selkirk Avenue Clearview SA 5085

Sale Price: \$428,000  
 Sale Date: 15 Sep 2020  
 Area: 651m2  
 Eq. Building Area: 103.0m2  
 Attributes: 3 Beds, 1 Car Spaces, 2 Lock Up Garages, 1 Ensuites



### 16 Coleridge Crescent Clearview SA 5085

Sale Price: \$482,500

Sale Date: 28 Aug 2020

Area: 354m2

Eq. Building Area: 153.0m2

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



### 7A Melrose Avenue Clearview SA 5085

Sale Price: \$270,000

Sale Date: 26 Aug 2020

Area: 418m2

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



### 36 Ayredale Avenue Clearview SA 5085

Sale Price: \$292,500

Sale Date: 26 Aug 2020

Area: 437m2

Attributes:



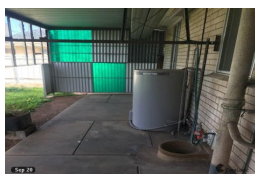
### 36A Ayredale Avenue Clearview SA 5085

Sale Price: \$292,000

Sale Date: 26 Aug 2020

Area: 437m2

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



### 23 Milton Avenue Clearview SA 5085

Sale Price: \$531,000

Sale Date: 21 Aug 2020

Area: 915m2

Eq. Building Area: 93.0m2

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



### 24 Blyth Street Clearview SA 5085

Sale Price: \$309,000

Sale Date: 14 Aug 2020

Area: 355m2

Attributes:



### 14 Alderney Avenue Clearview SA 5085

Sale Price: \$492,000

Sale Date: 14 Aug 2020

Area: 404m2

Eq. Building Area: 170.0m2

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



### 218 Hampstead Road Clearview SA 5085

Sale Price: \$400,000

Sale Date: 7 Aug 2020

Area: 780m2

Eq. Building Area: 121.0m2

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



### 17 Amber Avenue Clearview SA 5085

Sale Price: \$215,000

Sale Date: 6 Aug 2020

Area: 391m2

Attributes:



### 10 Frazer Lane Clearview SA 5085

Sale Price: \$205,000

Sale Date: 6 Aug 2020

Area: 320m2

Attributes: 3 Beds, 2 Baths



### 10 Ross Street Clearview SA 5085

Sale Price: \$455,000

Sale Date: 30 Jul 2020

Area: 339m2

Eq. Building Area: 103.0m2

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



### 17A Ayredale Avenue Clearview SA 5085

Sale Price: \$547,500

Sale Date: 24 Jul 2020

Area: 404m2

Eq. Building Area: 171.0m2

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



### 1/264 Hampstead Road Clearview SA 5085

Sale Price: \$365,000

Sale Date: 23 Jul 2020

Area: 288m2

Eq. Building Area: 123.0m2

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



### 21 Amber Avenue Clearview SA 5085

Sale Price: \$342,000

Sale Date: 16 Jul 2020

Area: 733m2

Eq. Building Area: 115.0m2

Attributes: 4 Beds, 2 Car Spaces, 1 Ensuites



### 21A Melrose Avenue Clearview SA 5085

Sale Price: \$565,000

Sale Date: 14 Jul 2020

Area: 310m2

Eq. Building Area: 154.0m2

Attributes: 3 Beds, 4 Car Spaces, 1 Ensuites

## Summary

### Summary Sales History

|              | Quantity  | Lowest Sale | Highest Sale | Median Value | Average   | Total Value         |
|--------------|-----------|-------------|--------------|--------------|-----------|---------------------|
| *EXCLUDED    | 1         |             |              |              |           |                     |
| HOUSE        | 24        | \$302,500   | \$565,000    | \$482,250    | \$461,895 | \$11,085,500        |
| LAND         | 17        | \$15,000    | \$309,000    | \$275,000    | \$255,385 | \$4,341,555         |
| UNIT         | 2         | \$341,000   | \$365,000    | \$353,000    | \$353,000 | \$706,000           |
| <b>TOTAL</b> | <b>44</b> |             |              |              |           | <b>\$16,133,055</b> |

### Sales History By Property Attributes

|              |       | Quantity  | Lowest Sale | Highest Sale | Median Value | Average Value    |
|--------------|-------|-----------|-------------|--------------|--------------|------------------|
| *EXCLUDED    |       | 1         |             |              |              |                  |
| HOUSE        | 3 Bed | 16        | \$302,500   | \$565,000    | \$483,250    | \$471,343        |
|              | 4 Bed | 3         | \$342,000   | \$492,000    | \$410,000    | \$414,666        |
|              | N/A   | 5         | \$385,000   | \$550,000    | \$482,000    | \$460,000        |
| LAND         | 3 Bed | 7         | \$205,000   | \$302,500    | \$275,000    | \$266,722        |
|              | N/A   | 10        | \$15,000    | \$309,000    | \$282,500    | \$247,450        |
| UNIT         | 2 Bed | 1         | \$341,000   | \$341,000    | \$341,000    | \$341,000        |
|              | 3 Bed | 1         | \$365,000   | \$365,000    | \$365,000    | \$365,000        |
| <b>TOTAL</b> |       | <b>44</b> |             |              |              | <b>\$366,660</b> |

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