

# Sales History Report

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## Sold Properties



### 36 Morgan Avenue Daw Park SA 5041

Sale Price: \$925,000

Sale Date: 22 Jan 2020

Area: 642m2

Eq. Building Area: 208.0m2

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

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### 630 Goodwood Road Daw Park SA 5041

Sale Price: \$350,000

Sale Date: 19 Dec 2019

Area: 845m2

Attributes:



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### 3/63 Dudley Avenue Daw Park SA 5041

Sale Price: Not Disclosed

Sale Date: 19 Dec 2019

Area: 98m2 Approx

Eq. Building Area: 65.0m2

Attributes: 2 Beds, 1 Baths, 1 Car Spaces

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### 1 Francis Street Daw Park SA 5041

Sale Price: \$0

Sale Date: 18 Dec 2019

Area: 899m2

Eq. Building Area: 214.0m2

Attributes: 1 Baths

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### 1/4 Hope Street Daw Park SA 5041

Sale Price: \$0

Sale Date: 11 Dec 2019

Area: 145m2 Approx

Eq. Building Area: 56.0m2

Attributes: 1 Baths

#### 4/4 Hope Street Daw Park SA 5041

Sale Price: \$0

Sale Date: 11 Dec 2019

Area: 110m2 Approx

Attributes:

#### 3/4 Hope Street Daw Park SA 5041

Sale Price: \$0

Sale Date: 11 Dec 2019

Area: 123m2 Approx

Attributes:



#### 3/7 Kingston Avenue Daw Park SA 5041

Sale Price: \$249,000

Sale Date: 9 Dec 2019

Area: 80m2 Approx

Eq. Building Area: 65.0m2

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



#### 6-12 Ormond Avenue Daw Park SA 5041

Sale Price: \$4,600,000

Sale Date: 5 Dec 2019

Area: 2,006m2

Eq. Building Area: 620.0m2

Attributes:



#### 10 Grantley Avenue Daw Park SA 5041

Sale Price: Not Disclosed

Sale Date: 4 Dec 2019

Area: 363m2

Eq. Building Area: 185.0m2

Attributes: 3 Beds, 2 Baths, 1 Car Spaces



#### 8 Lancelot Drive Daw Park SA 5041

Sale Price: \$678,000

Sale Date: 19 Nov 2019

Area: 683m2

Eq. Building Area: 181.0m2

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



### 10A Hope Street Daw Park SA 5041

Sale Price: \$425,000

Sale Date: 15 Nov 2019

Area: -

Eq. Building Area: 123.0m2

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



### 2/10A Hope Street Daw Park SA 5041

Sale Price: \$425,000

Sale Date: 14 Nov 2019

Area: 212m2 Approx

Eq. Building Area: 122.0m2

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

### 51A Edward Street Daw Park SA 5041

Sale Price: \$730,000

Sale Date: 7 Nov 2019

Area: 538m2

Eq. Building Area: 185.0m2

Attributes: 2 Baths



### 11 Kingston Avenue Daw Park SA 5041

Sale Price: \$925,000

Sale Date: 4 Nov 2019

Area: 659m2

Eq. Building Area: 263.0m2

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



### 45A Ormond Avenue Daw Park SA 5041

Sale Price: \$540,000

Sale Date: 24 Oct 2019

Area: 666m2

Eq. Building Area: 114.0m2

Attributes: 5 Beds, 1 Baths, 4 Car Spaces, 3 Lock Up Garages, 1 Ensuities

### 10A Grantley Avenue Daw Park SA 5041

Sale Price: \$722,000

Sale Date: 23 Oct 2019

Area: 362m2

Eq. Building Area: 184.0m2

Attributes: 3 Beds, 2 Baths, 1 Car Spaces



### 20 Grantley Avenue Daw Park SA 5041

Sale Price: \$520,000

Sale Date: 22 Oct 2019

Area: 729m2

Eq. Building Area: 122.0m2

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



### 5 Grantley Avenue Daw Park SA 5041

Sale Price: \$526,500

Sale Date: 16 Oct 2019

Area: 705m2

Eq. Building Area: 96.0m2

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



### 506 Goodwood Road Daw Park SA 5041

Sale Price: \$860,000

Sale Date: 11 Oct 2019

Area: 1,055m2

Eq. Building Area: 215.0m2

Attributes:



### 5/71 Ormond Avenue Daw Park SA 5041

Sale Price: \$270,000

Sale Date: 11 Oct 2019

Area: 91m2 Approx

Eq. Building Area: 67.0m2

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



### 26 Aver Avenue Daw Park SA 5041

Sale Price: \$781,000

Sale Date: 10 Oct 2019

Area: 810m2

Eq. Building Area: 218.0m2

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

### 18A Grantley Avenue Daw Park SA 5041

Sale Price: \$610,000

Sale Date: 10 Oct 2019

Area: 354m2

Eq. Building Area: 145.0m2

Attributes: 3 Beds, 2 Baths, 1 Car Spaces



### 508 Goodwood Road Daw Park SA 5041

Sale Price: Not Disclosed

Sale Date: 25 Sep 2019

Area: 1,751m2

Eq. Building Area: 285.0m2

Attributes:



### 14 Lancelot Drive Daw Park SA 5041

Sale Price: \$555,000

Sale Date: 19 Sep 2019

Area: 696m2

Eq. Building Area: 140.0m2

Attributes: 3 Beds, 1 Baths, 2 Car Spaces



### 3/34 Crozier Avenue Daw Park SA 5041

Sale Price: \$317,000

Sale Date: 13 Sep 2019

Area: 116m2 Approx

Eq. Building Area: 84.0m2

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



### 4 Morgan Avenue Daw Park SA 5041

Sale Price: \$695,000

Sale Date: 30 Aug 2019

Area: 652m2

Eq. Building Area: 117.0m2

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

### 7A Dudley Avenue Daw Park SA 5041

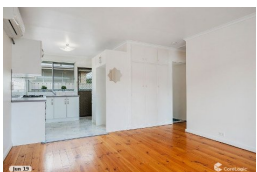
Sale Price: \$785,000

Sale Date: 23 Aug 2019

Area: 502m2

Eq. Building Area: 257.0m2

Attributes: 4 Beds, 2 Baths, 2 Car Spaces



### 4/9 Ormond Avenue Daw Park SA 5041

Sale Price: \$267,000

Sale Date: 23 Aug 2019

Area: 101m2 Approx

Eq. Building Area: 61.0m2

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



### 40 Rockville Avenue Daw Park SA 5041

Sale Price: \$745,000

Sale Date: 20 Aug 2019

Area: 590m2

Eq. Building Area: 230.0m2

Attributes: 5 Beds, 3 Baths, 4 Car Spaces, 2 Lock Up Garages



### 1/9 Ormond Avenue Daw Park SA 5041

Sale Price: \$300,500

Sale Date: 15 Aug 2019

Area: 88m2 Approx

Eq. Building Area: 61.0m2

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



### 55 Kingston Avenue Daw Park SA 5041

Sale Price: \$821,000

Sale Date: 13 Aug 2019

Area: 660m2

Eq. Building Area: 191.0m2

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



### 1/41 Edward Street Daw Park SA 5041

Sale Price: \$315,000

Sale Date: 12 Aug 2019

Area: 241m2 Approx

Eq. Building Area: 104.0m2

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



### 38 Rockville Avenue Daw Park SA 5041

Sale Price: \$765,000

Sale Date: 4 Aug 2019

Area: 590m2

Eq. Building Area: 230.0m2

Attributes: 4 Beds, 3 Baths, 4 Car Spaces



### 17/680 Goodwood Road Daw Park SA 5041

Sale Price: \$250,000

Sale Date: 30 Jul 2019

Area: 121m2 Approx

Eq. Building Area: 81.0m2

Attributes: 2 Beds, 1 Baths



### 40 Dudley Avenue Daw Park SA 5041

Sale Price: \$800,000

Sale Date: 12 Jul 2019

Area: 1,006m<sup>2</sup>

Eq. Building Area: 168.0m<sup>2</sup>

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



### 67 Ayers Avenue Daw Park SA 5041

Sale Price: \$595,000

Sale Date: 9 Jul 2019

Area: 638m<sup>2</sup>

Eq. Building Area: 112.0m<sup>2</sup>

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



### 45 Morgan Avenue Daw Park SA 5041

Sale Price: \$850,000

Sale Date: 5 Jul 2019

Area: 649m<sup>2</sup>

Eq. Building Area: 169.0m<sup>2</sup>

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



### 3/51 Ormond Avenue Daw Park SA 5041

Sale Price: \$417,000

Sale Date: 5 Jul 2019

Area: 235m<sup>2</sup> Approx

Eq. Building Area: 102.0m<sup>2</sup>

Attributes: 2 Beds, 1 Baths, 2 Car Spaces

### 18 Grantley Avenue Daw Park SA 5041

Sale Price: \$655,000

Sale Date: 4 Jul 2019

Area: 375m<sup>2</sup>

Eq. Building Area: 160.0m<sup>2</sup>

Attributes: 2 Baths

## Summary

### Summary Sales History

|              | Quantity  | Lowest Sale | Highest Sale | Median Value | Average     | Total Value         |
|--------------|-----------|-------------|--------------|--------------|-------------|---------------------|
| *EXCLUDED    | 7         |             |              |              |             |                     |
| BUSINESS     | 1         | \$350,000   | \$350,000    | \$350,000    | \$350,000   | \$350,000           |
| COMMERCIAL   | 1         | \$860,000   | \$860,000    | \$860,000    | \$860,000   | \$860,000           |
| COMMUNITY    | 1         | \$4,600,000 | \$4,600,000  | \$4,600,000  | \$4,600,000 | \$4,600,000         |
| HOUSE        | 20        | \$520,000   | \$925,000    | \$726,000    | \$711,175   | \$14,223,500        |
| UNIT         | 10        | \$249,000   | \$425,000    | \$307,750    | \$323,550   | \$3,235,500         |
| <b>TOTAL</b> | <b>40</b> |             |              |              |             | <b>\$23,269,000</b> |

### Sales History By Property Attributes

|              |        | Quantity  | Lowest Sale | Highest Sale | Median Value | Average Value    |
|--------------|--------|-----------|-------------|--------------|--------------|------------------|
| *EXCLUDED    |        | 7         |             |              |              |                  |
| BUSINESS     | N/A    | 1         | \$350,000   | \$350,000    | \$350,000    | \$350,000        |
| COMMERCIAL   | N/A    | 1         | \$860,000   | \$860,000    | \$860,000    | \$860,000        |
| COMMUNITY    | N/A    | 1         | \$4,600,000 | \$4,600,000  | \$4,600,000  | \$4,600,000      |
| HOUSE        | 2 Bed  | 2         | \$520,000   | \$595,000    | \$557,500    | \$557,500        |
|              | 3 Bed  | 6         | \$526,500   | \$722,000    | \$644,000    | \$631,083        |
|              | 4 Bed  | 8         | \$765,000   | \$925,000    | \$810,500    | \$831,500        |
|              | 5+ Bed | 2         | \$540,000   | \$745,000    | \$642,500    | \$642,500        |
|              | N/A    | 2         | \$655,000   | \$730,000    | \$692,500    | \$692,500        |
| UNIT         | 1 Bed  | 1         | \$249,000   | \$249,000    | \$249,000    | \$249,000        |
|              | 2 Bed  | 7         | \$250,000   | \$417,000    | \$300,500    | \$305,214        |
|              | 3 Bed  | 2         | \$425,000   | \$425,000    | \$425,000    | \$425,000        |
| <b>TOTAL</b> |        | <b>40</b> |             |              |              | <b>\$581,725</b> |

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