

Property Profile Report

4/27-29 Metro Parade Mawson Lakes SA 5095

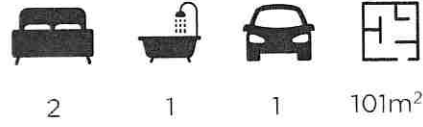
Prepared on 05 July 2022



CoreLogic



4/27-29 Metro Parade Mawson Lakes SA 5095



## Property Details

<b>Lot/Plan</b>	LOT 4 C26495	<b>Property Type</b>	Unit
<b>Year Built</b>	2011	<b>Council Area</b>	Salisbury
<b>Zone</b>	MFP(LEV), Multi Function Polis (Levels)	<b>Land Use Primary</b>	Third Floor Home Unit



## 4/27-29 Metro Parade Mawson Lakes SA 5095

### Estimated Value

Estimated Value:

**\$310,000**

Estimated Value Range:

**\$277,000 - \$339,000**

Estimated Value Confidence:



Estimated Value as at 27 June 2022. An automated valuation model estimate (Estimated Value) is a statistically derived estimate of the value of the subject property. An Estimated Value must not be relied upon as a professional valuation or an accurate representation of the market value of the subject property as determined by a valuer. For further information about confidence levels, please refer to the end of this document.

### Property Activity Summary

Date	Activity	Value	Details
03 May 2021	For Rent	\$330 / week	Campaign period: 03/05/2021 - 12/05/2021, Listed by: Amber Wall, Toop & Toop Real Estate, Days on market: 10
07 Dec 2020	For Rent	\$305 / week	Campaign period: 07/12/2020 - 16/12/2020, Listed by: Karen Scott, Michaelkris Real Estate, Days on market: 10
10 Apr 2017	For Rent	\$310 / week	Campaign period: 10/04/2017 - 27/06/2017, Listed by: Amy Bland, Toop & Toop Real Estate - (Rla 2048), Days on market: 79
04 Nov 2016	For Rent	\$300 / week	Campaign period: 04/11/2016 - 22/12/2016, Listed by: Vreni Powell, Days on market: 49
06 Mar 2013	For Rent	\$295 / week	Campaign period: 06/03/2013 - 25/05/2013, Listed by: Olga Brady, Raine & Horne - North East (Rla 182438), Days on market: 81
31 Jan 2012	For Rent	\$320 / week	Campaign period: 31/01/2012 - 07/03/2012, Listed by: James Karpiuk Rla 68669, Century 21 - Golden Estates (Rla 68669), Days on market: 37
19 May 2011	Sold	\$304,000	Sale Method: Unknown, Sale Advised by: Government

## Recently Sold Properties

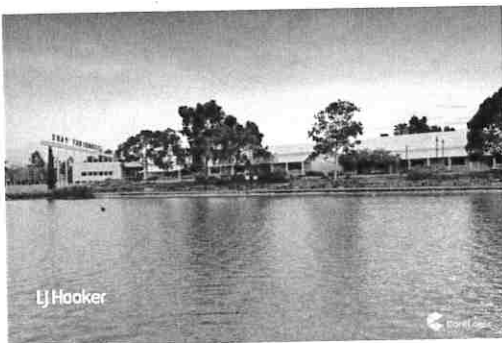


5/30 Metro Parade Mawson Lakes SA 5095

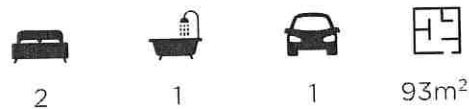


2 1 1 63m<sup>2</sup>  
 Sale Price **\$288,000** Sale Method Private Treaty  
 Sale Date 30/03/2022 Days on Market -

0.1km from property



9/26-28 Metro Parade Mawson Lakes SA 5095

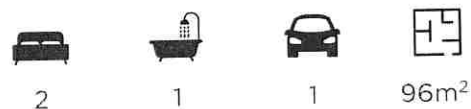


2 1 1 93m<sup>2</sup>  
 Sale Price **\$295,000** Sale Method Private Treaty  
 Sale Date 22/04/2022 Days on Market 39

0.1km from property



307/20-24 Metro Parade Mawson Lakes SA 5095

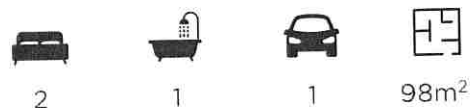


2 1 1 96m<sup>2</sup>  
 Sale Price **\$274,000** Sale Method -  
 Sale Date 16/05/2022 Days on Market -

0.1km from property



102/20-24 Metro Parade Mawson Lakes SA 5095



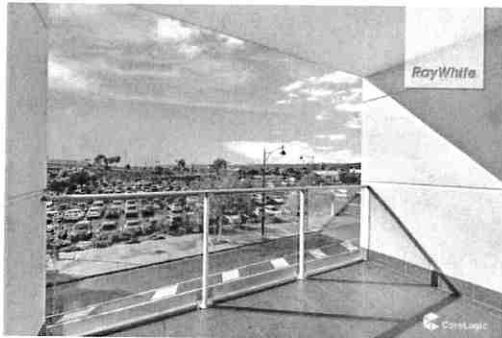
2 1 1 98m<sup>2</sup>  
 Sale Price **\$285,000** Sale Method -  
 Sale Date 07/04/2022 Days on Market -

0.1km from property

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## Properties For Sale



13/44-48 Metro Parade Mawson Lakes SA 5095

2    
 1    
 1    
 47m<sup>2</sup>

First Ad Price \$310,000

Latest Ad Price \$310,000

Listing Method Normal Sale     Days on Market 27

0.2km from property



20/5 Goodall Parade Mawson Lakes SA 5095

2    
 1    
 1    
 71m<sup>2</sup>

First Ad Price \$309,000 - \$339,000

Latest Ad Price \$309,000 - \$339,000

Listing Method Normal Sale     Days on Market 7

0.3km from property



107/30-34 Garden Terrace Mawson Lakes SA 5095

2    
 1    
 1    
 79m<sup>2</sup>

First Ad Price \$299,000 - \$328,000

Latest Ad Price \$299,000 - \$328,000

Listing Method Normal Sale     Days on Market 14

0.3km from property



208/30-34 Garden Terrace Mawson Lakes SA 5095

2    
 1    
 1    
 70m<sup>2</sup>

First Ad Price \$295,000 - \$325,000

Latest Ad Price \$295,000 - \$325,000

Listing Method Normal Sale     Days on Market 7

0.3km from property

## Properties For Rent



32/44-48 Metro Parade Mawson Lakes SA 5095

 2    
  1    
  1    
  59m<sup>2</sup>

Rent Price **\$340/Week**     Days on Market 20

Campaign Period 16 Jun 2022 - 16 Jun 2022

 0.1km from property




9/1 Goodall Parade Mawson Lakes SA 5095

 2    
  1    
  1    
  72m<sup>2</sup>

Rent Price **\$350/Week**     Days on Market 41

Campaign Period 26 May 2022 - 27 Jun

 0.2km from property



3/5-19 Goodall Parade Mawson Lakes SA 5095

 2    
  1    
  1    
  72m<sup>2</sup>

Rent Price **\$330/Week**     Days on Market 21

Campaign Period 15 Jun 2022 - 22 Jun 2022

 0.2km from property




34/10 Light Common Mawson Lakes SA 5095

 2    
  1    
  1    
  72m<sup>2</sup>

Rent Price **\$380/Week**     Days on Market 13






Campaign Period 23 Jun 2022 - 23 Jun 2022



 0.4km from property

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## Local School Details

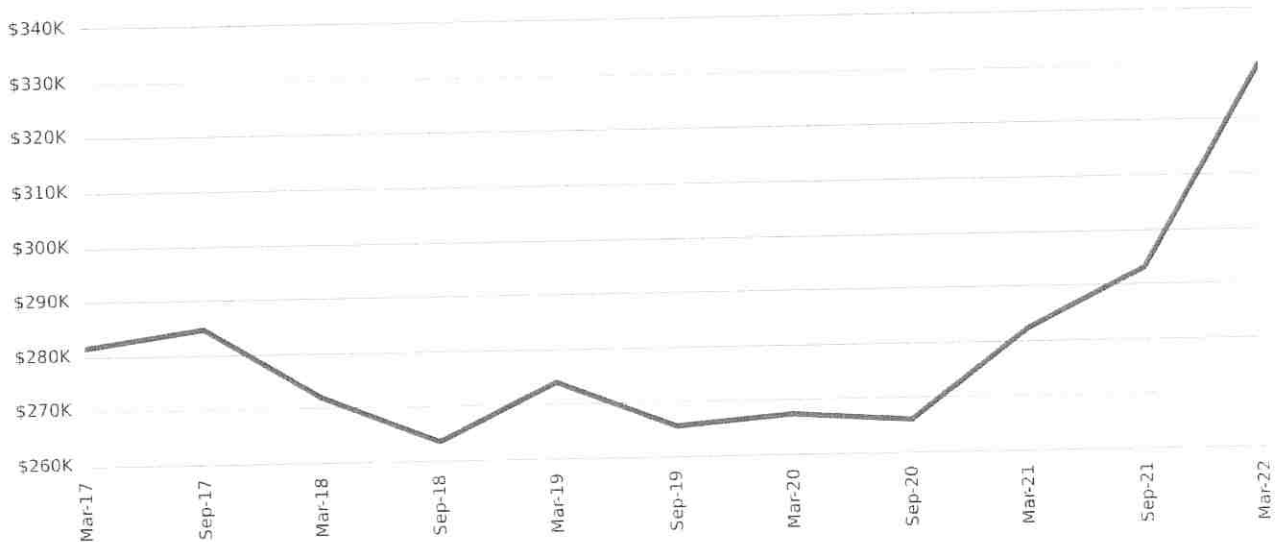
School Address	Distance	School Type	Gender	Sector	Enrolments
 <b>Mawson Lakes School</b> 12-28 Garden Terrace Mawson Lakes SA 5095	0.4km	Primary	Mixed	Government	765
 <b>Parafield Gardens High School</b> LOT 96 Salisbury Highway Parafield Gardens SA 5107	2.3km	Secondary	Mixed	Government	905
 <b>Maple Leaf School - University of South Australia</b> 173 Mawson Lakes Boulevard Mawson Lakes SA 5095	0.6km	Secondary	Mixed	Non-Government	-
 <b>Endeavour College</b> 85 Mawson Lakes Boulevard Mawson Lakes SA 5095	0.8km	Secondary	Mixed	Non-Government	625
 <b>Karrendi Primary School</b> 1-23 Bradman Road Parafield Gardens SA 5107	1.7km	Primary	Mixed	Government	216

 Property within school catchment       Property outside school catchment (government)/no catchment applies (non-government)

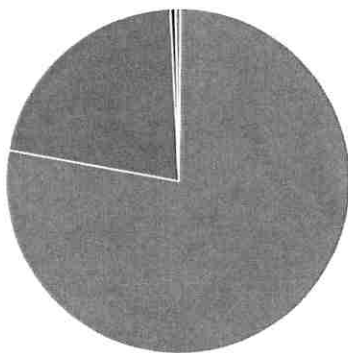
## Mawson Lakes Insights - Units

Year Ending	Properties Sold	Median Value	Change in Median Value (12 months)
Mar 2022	221	\$329,816	▲ 16.90%
Mar 2021	112	\$282,116	▲ 5.53%
Mar 2020	113	\$267,333	▼ 2.40%
Mar 2019	119	\$273,908	▲ 0.74%
Mar 2018	123	\$271,886	▼ 3.41%
Mar 2017	92	\$281,508	▲ 4.33%

### Median Value (monthly)

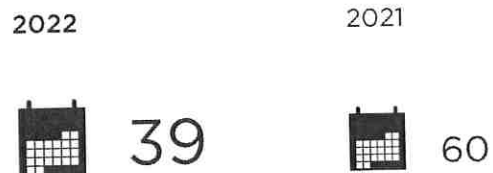


### Property Sales by Price (Past 12 months)



- <\$200K - 1 properties
- \$200K-\$400K - 171 properties
- \$400K-\$600K - 47 properties
- \$600K-\$800K - 1 properties

### Median Days on Market



### Median Vendor Discount



Statistics are calculated over a rolling 12 month period



# Mawson Lakes Insights - Units

## Median Weekly Asking Rent

## Indicative Gross Rental Yield

2022

2021

2022

2021



\$370



\$350

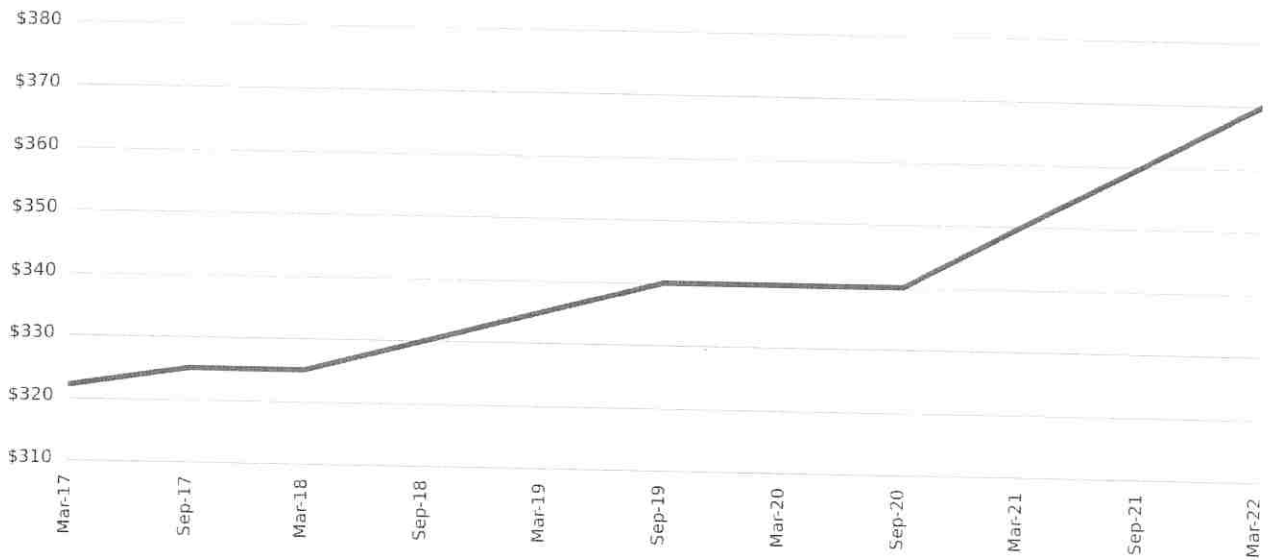


6.51%

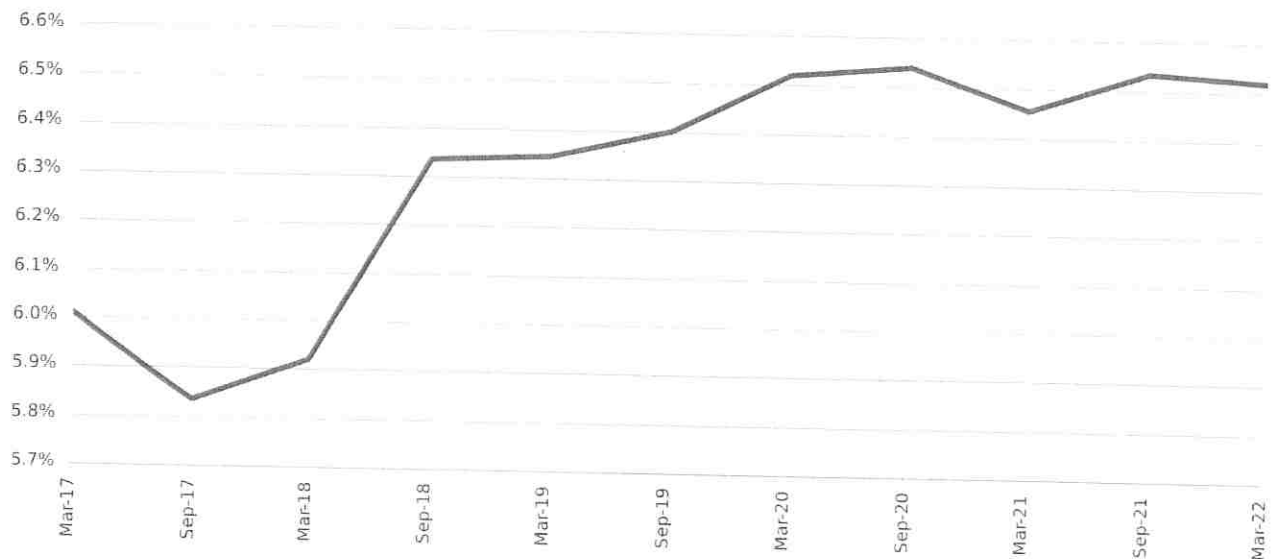


6.45%

### Median Asking Rent (12 months)



### Indicative Gross Rental Yield (12 months)



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### Estimated Value

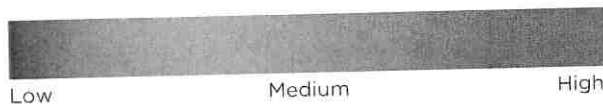
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The Confidence is based on a statistical calculation as to the probability of the Estimated Value being accurate compared to market value. An Estimated Value with a 'High' confidence is considered more reliable than an Estimated Value with a 'Medium' or 'Low' confidence. The Confidence is a reflection of the amount of data we have on the property and similar properties in the surrounding areas. Generally, the more data we have for the local real estate market and subject property, the higher the Confidence level will be. Confidence should be considered alongside the Estimated Value.

Confidence is displayed as a colour coded range with red representing low confidence, through to amber which represents medium confidence to green for higher confidence.



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Email Us: [customercare@corelogic.com.au](mailto:customercare@corelogic.com.au)

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