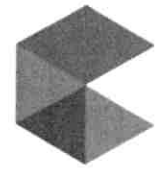


Property Profile Report

8/27-29 Metro Parade Mawson Lakes SA 5095

Prepared on 05 July 2022



CoreLogic



8/27-29 Metro Parade Mawson Lakes SA 5095



2



1



1



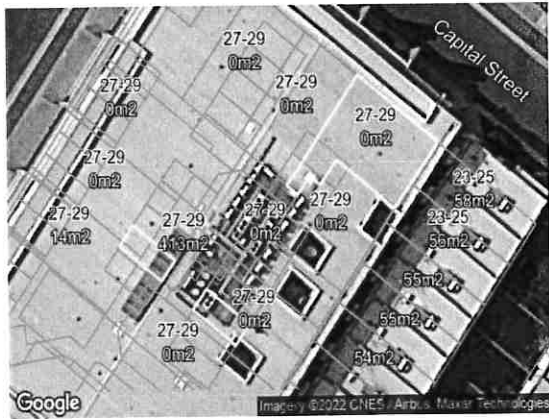
101m²

Property Details

Lot/Plan	LOT 8 C26495	Property Type	Unit
Year Built	2011	Council Area	Salisbury
Zone	MFP(LEV), Multi Function Polis (Levels)	Land Use Primary	Third Floor Home Unit

To respect the health and safety of all, property inspections will be restricted to 10 people at any one time, with social-distancing protocols in place. We apologise in advance for any delays this may cause.

Thank you,
Toop&Toop



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8/27-29 Metro Parade Mawson Lakes SA 5095

Estimated Value

Estimated Value:	Estimated Value Range:	Estimated Value Confidence:
\$300,000	\$271,000 - \$332,000	 <small>Low</small> <small>High</small>

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
06 May 2020	For Rent	\$330 / week	Campaign period: 06/05/2020 - 19/05/2020, Listed by: Jamie Hatswell, Toop & Toop Real Estate, Days on market: 14
06 Jan 2017	For Rent	\$315 / week	Campaign period: 06/01/2017 - 03/05/2017, Listed by: Steve McLuckie, Toop & Toop Real Estate - (Rla 2048), Days on market: 118
11 Apr 2012	For Rent	\$320 / week	Campaign period: 11/04/2012 - 25/04/2012, Listed by: James Karpiuk Rla 68669, Century 21 - Golden Estates (Rla 68669), Days on market: 15
19 May 2011	Sold	\$306,000	Sale Method: Unknown, Sale Advised by: Government

Recently Sold Properties



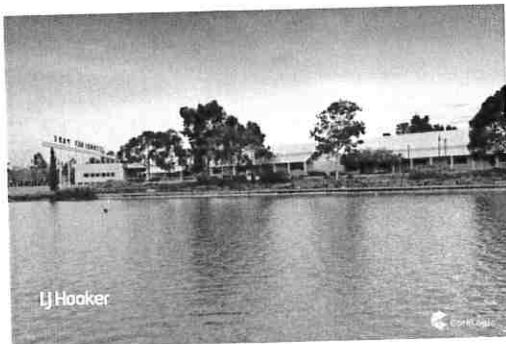
5/30 Metro Parade Mawson Lakes SA 5095

2
 1
 1
 63m²

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
 93m²

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
 96m²

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
 98m²

Sale Price **\$285,000** Sale Method -

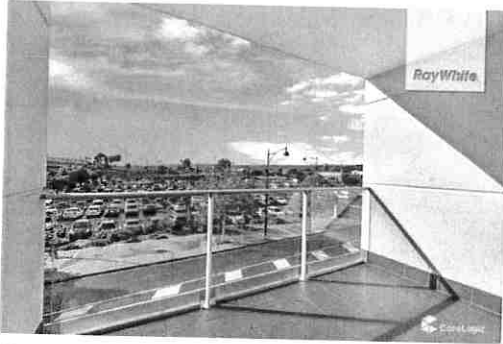
Sale Date 07/04/2022 Days on Market -

0.1km from property

8/27-29 Metro Parade Mawson Lakes SA 5095

CoreLogic Property Profile Report

Properties For Sale



13/44-48 Metro Parade Mawson Lakes SA 5095

2
 1
 1
 47m²

First Ad Price \$310,000

Latest Ad Price \$310,000

Listing Method Normal Sale Days on Market 27

0.2km from property



107/30-34 Garden Terrace Mawson Lakes SA 5095

2
 1
 1
 79m²

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

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

Listing Method Normal Sale Days on Market 14

0.2km from property



20/5 Goodall Parade Mawson Lakes SA 5095

2
 1
 1
 71m²

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

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

Listing Method Normal Sale Days on Market 7

0.2km from property



208/30-34 Garden Terrace Mawson Lakes SA 5095

2
 1
 1
 70m²

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

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

Listing Method Normal Sale Days on Market 7

0.2km from property


Properties For Rent



32/44-48 Metro Parade Mawson Lakes SA 5095



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



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



Rent Price **\$330/Week** Days on Market 21
 Campaign Period 15 Jun 2022 - 22 Jun 2022

 0.2km from property



3/18-28 Main Street Mawson Lakes SA 5095







Rent Price **\$350/Week** Days on Market 13
 Campaign Period 23 Jun 2022 - 29 Jun 2022

 0.4km from property

8/27-29 Metro Parade Mawson Lakes SA 5095

CoreLogic Property Profile Report

Local School Details

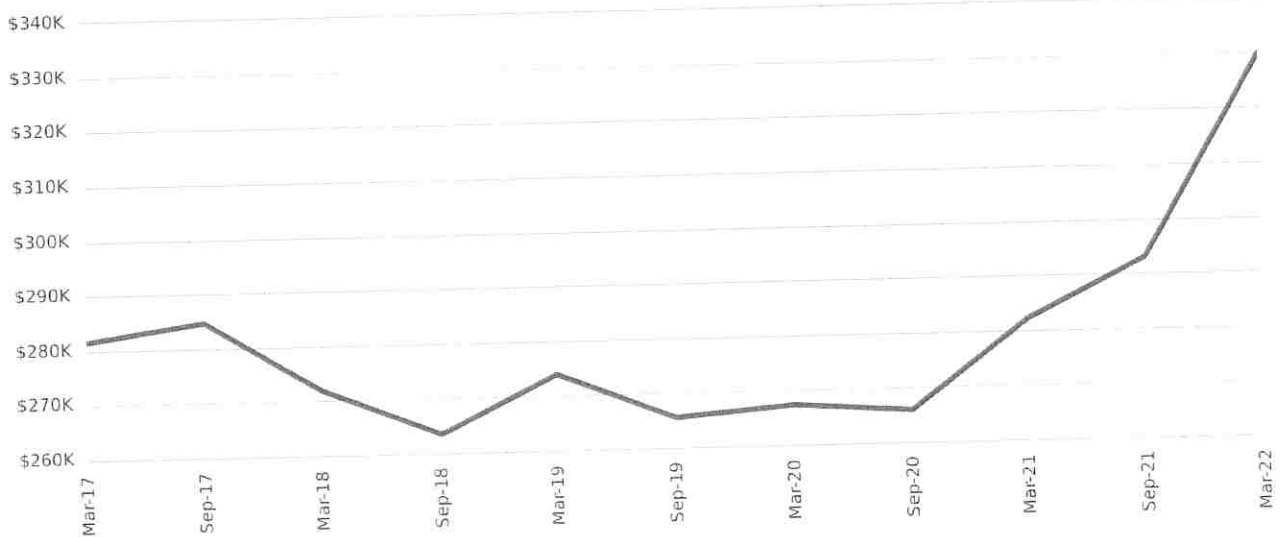
School Address	Distance	School Type	Gender	Sector	Enrolments
 Mawson Lakes School 12-28 Garden Terrace Mawson Lakes SA 5095	0.4km	Primary	Mixed	Government	765
 Parafield Gardens High School LOT 96 Salisbury Highway Parafield Gardens SA 5107	2.4km	Secondary	Mixed	Government	905
 Maple Leaf School - University of South Australia 173 Mawson Lakes Boulevard Mawson Lakes SA 5095	0.6km	Secondary	Mixed	Non-Government	-
 Endeavour College 85 Mawson Lakes Boulevard Mawson Lakes SA 5095	0.8km	Secondary	Mixed	Non-Government	625
 Karrendi Primary School 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)

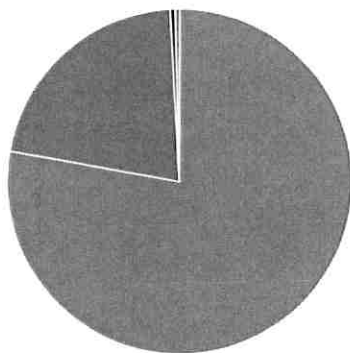
Mawson Lakes Insights - Units

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

2022



39

2021



60

Median Vendor Discount

2022



2.23%

2021



2.34%

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

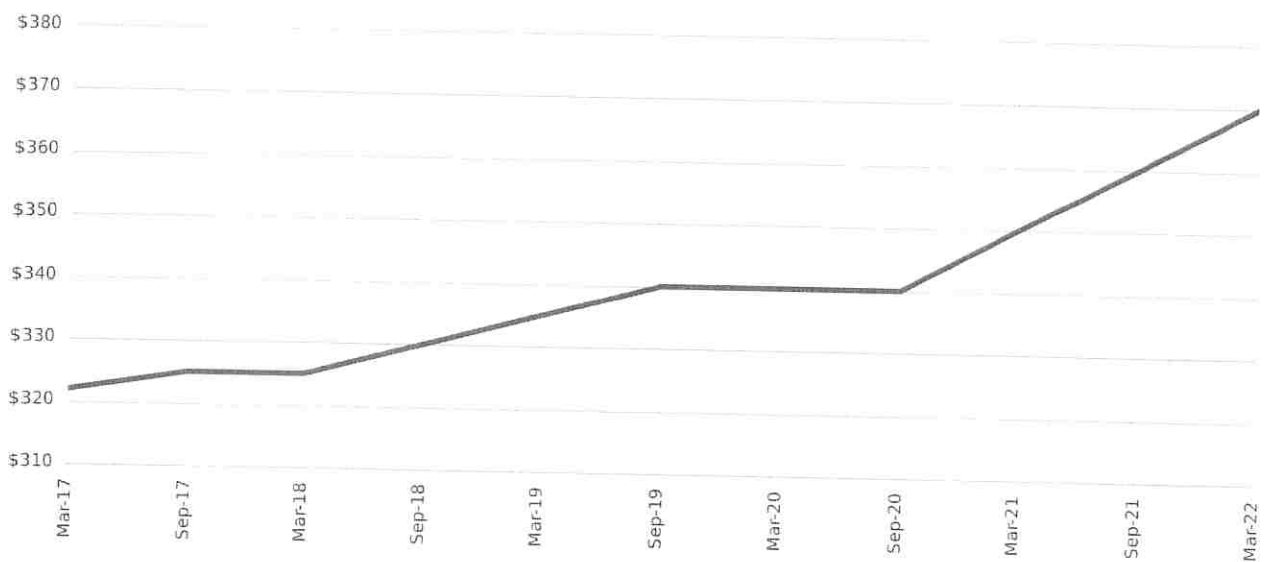
\$370

\$350

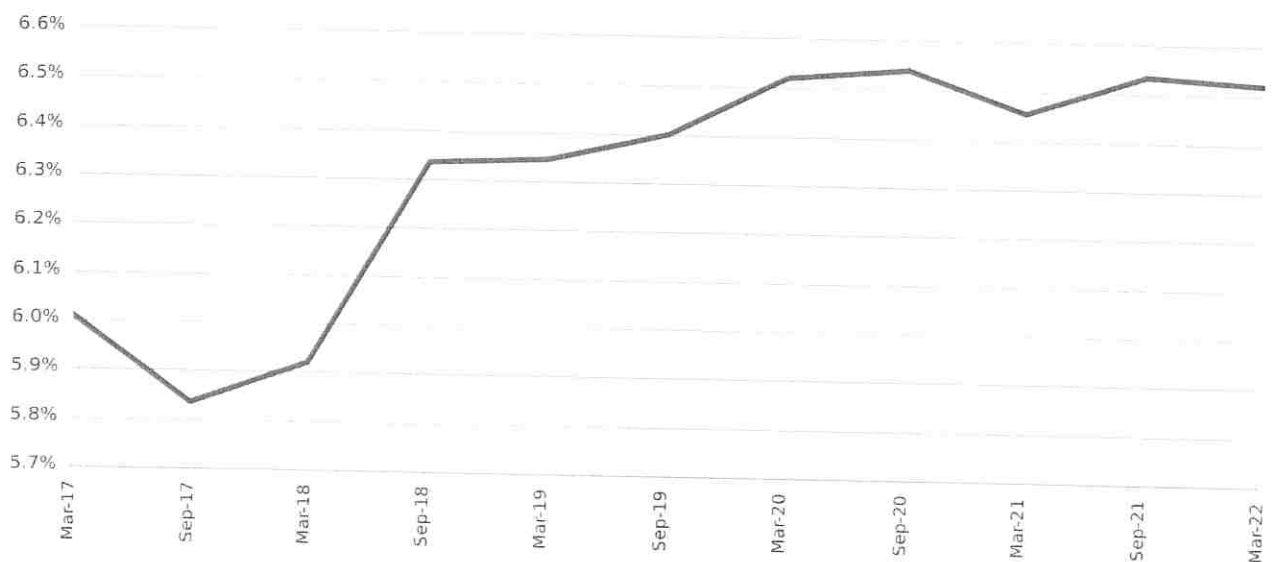
6.51%

6.45%

Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



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Estimated Value

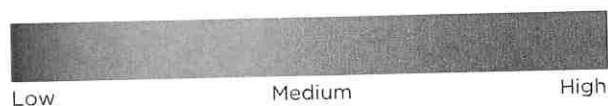
An Estimated Value is generated (i) by a computer driven mathematical model in reliance on available data; (ii) without the physical inspection of the subject property; (iii) without taking into account any market conditions (including building, planning, or economic), and/or (iv) without identifying observable features or risks (including adverse environmental issues, state of repair, improvements, renovations, aesthetics, views or aspect) which may, together or separately, affect the 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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