

Property Research Report (Residential)

Valuation Number	0208610764
Record Type	Site & Capital Value
Valuation Status	CURRENT
Property Location	28 TOMSEY COURT, ADELAIDE, SA 5000
In Water District	Yes
Title	CT 5875/755
Constraints	No
Plan Reference	C21321 LOT 11
Local Government	ADELAIDE
Local Government Description	Residential
Land Use	1230 - Row House
Zone / Subzone	CL - City Living\
Building Style	Architectural
Year Built	2002
Building Condition	Very Good
Wall Construction	Brick
Roof Construction	Galvanised Iron
Equivalent Main Area	123 sqm
Bedrooms	2
Bathrooms	3
Improvements	3H BG
Site Area	115.0 sqm
Frontage	4.07 m

Values

Financial Year	Date of Valuation	Site Value	Capital Value
Current	01/01/2022	\$240,000	\$710,000
Previous	01/01/2021	\$230,000	\$670,000

Nominated Suburb - ADELAIDE

Price Band	Number of Sales
\$0-\$300,000	0
\$300,001-\$600,000	0
\$600,001-\$1,000,000	9
\$1,000,001 plus	1

Price Band	Number of Sales
TOTAL SALES	10

Suburb Sales - Previous 3 months (Residential)

Note: Sales results are limited to a maximum of 10 records

Sale Date	Address	Consideration	Sale Land Use	Sale Type	Year Built	Site Area	Bedrooms	Bathrooms
17 Mar 2023	Unit 2, 95 GILBERT STREET, ADELAIDE, SA 5000	\$605,000	Residential Single Accommodation	Full Value / Consideration and Whole of Land	2002	48 sqm	2	1
10 Mar 2023	Unit 7, 112 GILBERT STREET, ADELAIDE, SA 5000	\$715,000	Residential Single Accommodation	Full Value / Consideration and Whole of Land	2002	54 sqm	3	3
06 Mar 2023	13 TODD PLACE, ADELAIDE, SA 5000	\$890,000	Residential Single Accommodation	Full Value / Consideration and Whole of Land	2003	58 sqm	3	2
06 Mar 2023	24A STEPHENS STREET, ADELAIDE, SA 5000	\$903,000	Residential Single Accommodation	Full Value / Consideration and Whole of Land	1880	99 sqm	2	1
02 Mar 2023	Unit 22, 211 GILLES STREET, ADELAIDE, SA 5000	\$710,000	Residential Single Accommodation	Full Value / Consideration and Whole of Land	2001	118 sqm	3	2
28 Feb 2023	13 SYDNEY PLACE, ADELAIDE, SA 5000	\$850,000	Residential Single Accommodation	Full Value / Consideration and Whole of Land	2004	52 sqm	2	2
21 Feb 2023	11 SYDNEY PLACE, ADELAIDE, SA 5000	\$710,000	Residential Single Accommodation	Full Value / Consideration and Whole of Land	2004	52 sqm	3	1
13 Feb 2023	58 GILLES STREET, ADELAIDE, SA 5000	\$610,000	Residential Single Accommodation	Full Value / Consideration and Whole of Land	2002	52 sqm	2	1
13 Feb 2023	350 HALIFAX STREET, ADELAIDE, SA 5000	\$1,420,000	Residential Single Accommodation	Full Value / Consideration and Whole of Land	1880	251 sqm	Not Available	1
01 Feb 2023	12A HUME STREET, ADELAIDE, SA 5000	\$833,000	Residential Single Accommodation	Full Value / Consideration and Whole of Land	1993	125 sqm	3	2