

Property Profile Report

10 Amelia Avenue Ingle Farm SA 5098

Prepared on 05 July 2022



10 Amelia Avenue Ingle Farm SA
5098



3



1



1



111m²



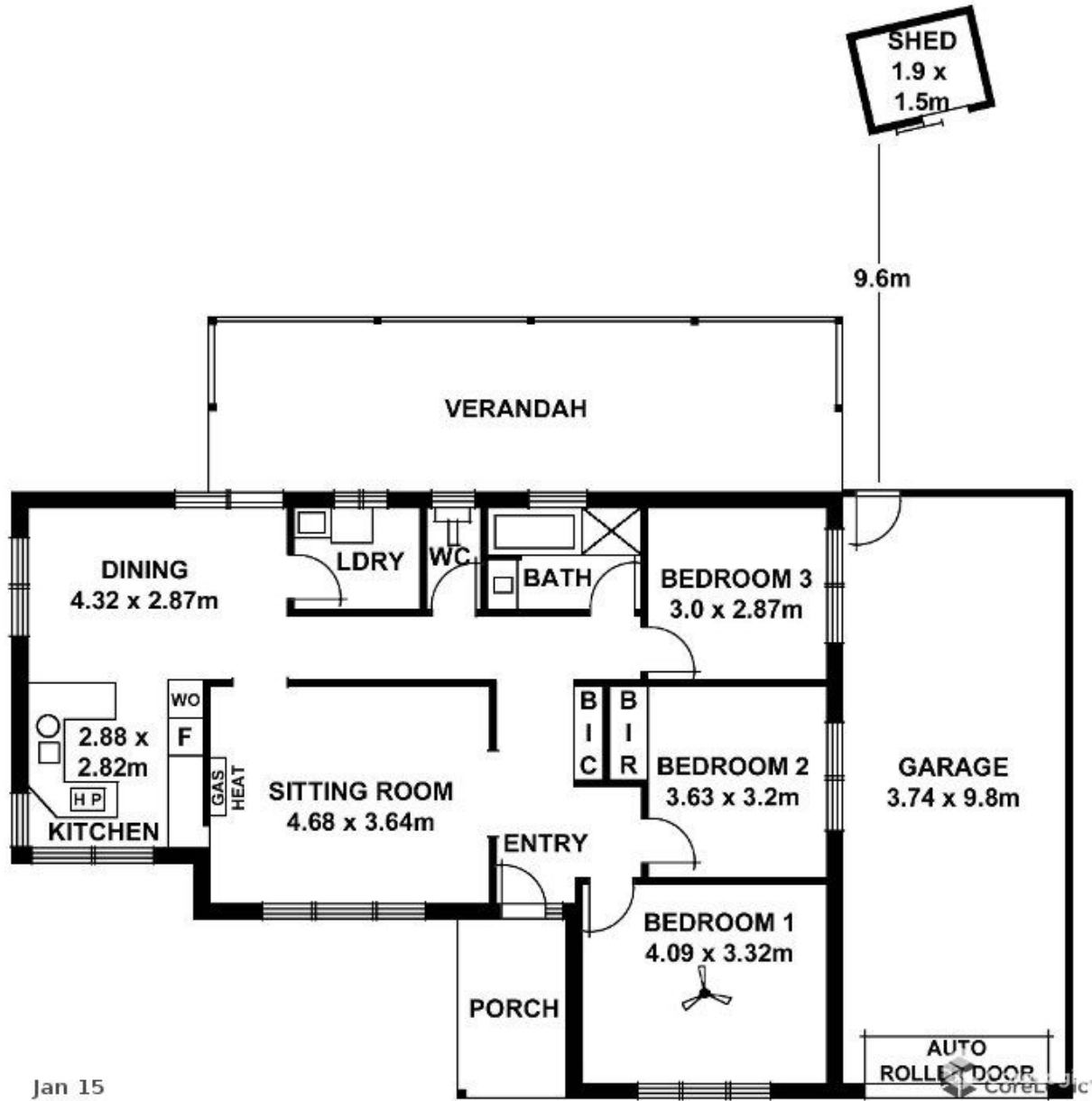
528m²

Property Details

Lot/Plan	LOT 378 D9534	Property Type	House
Year Built	1973	Council Area	Salisbury
Zone	R, Residential	Land Use Primary	House



10 Amelia Avenue Ingle Farm SA 5098



10 Amelia Avenue Ingle Farm SA 5098

Estimated Value

Estimated Value:

\$460,000

Estimated Value Range:

\$409,000 - \$510,000

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
30 Jun 2020	For Rent	\$350 / week	Campaign period: 30/06/2020 - 13/07/2020, Listed by: Mark Totani, Open House Real Estate Group, Days on market: 14
30 Mar 2015	For Rent	\$340 / week	Campaign period: 30/03/2015 - 23/04/2015, Listed by: Wendy Fraser, Professionals - Modbury (Rla 68690), Days on market: 25
20 Mar 2015	Sold	\$262,000	Sale Method: Private Treaty, Sale Advised by: Government
13 Jan 2015	For Sale	Not Disclosed	Campaign period: 13/01/2015 - 31/01/2015, Listing Type: Auction, Listed by: Henry Gower, Fox Real Estate, Days on market: 67
26 Oct 2005	Sold	\$215,000	Sale Method: Unknown, Sale Advised by: Government
26 Aug 2005	For Sale	Low \$200,000s	Campaign period: 26/08/2005 - 10/09/2005, Listing Type: Normal Sale, Listed by: Michelle Kay-Rowle, Professionals Modbury, Days on market: 62
30 Nov 2001	Sold	\$114,000	Sale Method: Unknown, Sale Advised by: Government
06 Oct 2001	For Sale	NEG LOW \$100,000'S RANGE	Campaign period: 06/10/2001 - 13/10/2001, Listing Type: Normal Sale, Listed by: Rita Waldron, Ray White Real Estate, Days on market: 56
19 Jan 1993	Sold	\$87,000	Sale Method: Unknown, Sale Advised by: Government

Recently Sold Properties



11 Rodney Avenue Ingle Farm SA 5098

 3
  1
  2
  97m²
  654m²

Sale Price **\$499,000** Sale Method -

Sale Date 10/03/2022 Days on Market 95

 0.1km from property



2 Sloan Road Ingle Farm SA 5098

 3
  1
  2
  116m²
  626m²

Sale Price **\$500,000** Sale Method Sold After Auction

Sale Date 27/06/2022 Days on Market 21

 0.3km from property



30 Baron Avenue Ingle Farm SA 5098

 3
  1
  2
  119m²
  628m²

Sale Price **\$510,000** Sale Method Private Treaty

Sale Date 12/04/2022 Days on Market 93

 0.3km from property



2 Celtic Street Ingle Farm SA 5098

 3
  1
  3
  111m²
  456m²

Sale Price **\$483,000** Sale Method Sold After Auction

Sale Date 19/04/2022 Days on Market 165

 0.3km from property

Agent Advised

10 Amelia Avenue Ingle Farm SA 5098

CoreLogic Property Profile Report

Properties For Sale



4 Waters Place Para Vista SA 5093

4	1	2	105m ²	639m ²

First Ad Price Auction Onsite 5-6-2022 @ 12:30pm

Latest Ad Price Another Successful Auction by Parm Singh

Listing Method Normal Sale Days on Market 50

1.1km from property



16 Eyre Crescent Valley View SA 5093

3	1	1	122m ²	705m ²

First Ad Price 435,127

Latest Ad Price 435,127

Listing Method Normal Sale Days on Market 538

1.5km from property



1 Murrell Road Para Hills SA 5096

3	1	2	129m ²	609m ²

First Ad Price \$410,000 - \$440,000

Latest Ad Price Contact Agent

Listing Method Normal Sale Days on Market 97

1.7km from property



4 Hodge Road Para Hills SA 5096

3	1	1	110m ²	644m ²

First Ad Price \$489,000 - \$525,000

Latest Ad Price \$489,000 - \$525,000

Listing Method Normal Sale Days on Market 39

1.7km from property

Properties For Rent



43 Schumann Street Ingle Farm SA 5098



3



1



5



117m²



619m²

Rent Price **Not Disclosed** Days on Market 18

Campaign Period 18 Jun 2022 - 18 Jun 2022

📍 0.6km from property



26 Grenada Avenue Ingle Farm SA 5098



3



1



2



97m²



560m²

Rent Price **\$450/Week** Days on Market 12

Campaign Period 24 Jun 2022 - 24 Jun

📍 0.7km from property



56 Milne Road Para Hills SA 5096



3



1



1



107m²

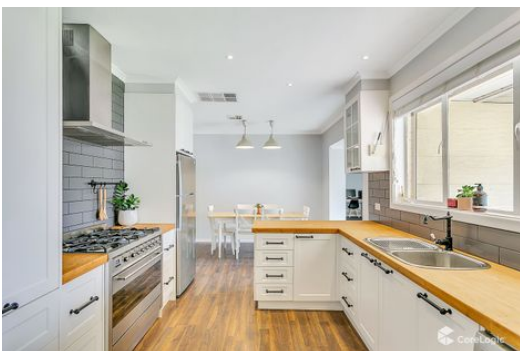


594m²

Rent Price **\$370/Week** Days on Market 6

Campaign Period 30 Jun 2022 - 01 Jul 2022

📍 0.8km from property



6 Kalina Avenue Para Vista SA 5093



3



1



2



128m²








636m²


Rent Price **\$460/Week** Days on Market 35

Campaign Period 01 Jun 2022 - 15 Jun 2022

📍 0.8km from property

Local School Details

	School Address	Distance	School Type	Gender	Sector	Enrolments
	Valley View Secondary School 240 Wright Road Para Vista SA 5093	1.3km	Secondary	Mixed	Government	281
	North Ingle School 7 Rothwell Avenue Ingle Farm SA 5098	0.8km	Primary	Mixed	Government	152
	Ingle Farm Primary School 2 Belalie Road Ingle Farm SA 5098	0.8km	Primary	Mixed	Government	429
	Ingle Farm East Primary School 6-24 Halidon Street Ingle Farm SA 5098	1.1km	Primary	Mixed	Government	186
	Para Hills School P-7 LOT 1205 Frances Avenue Para Hills SA 5096	1.3km	Primary	Mixed	Government	263

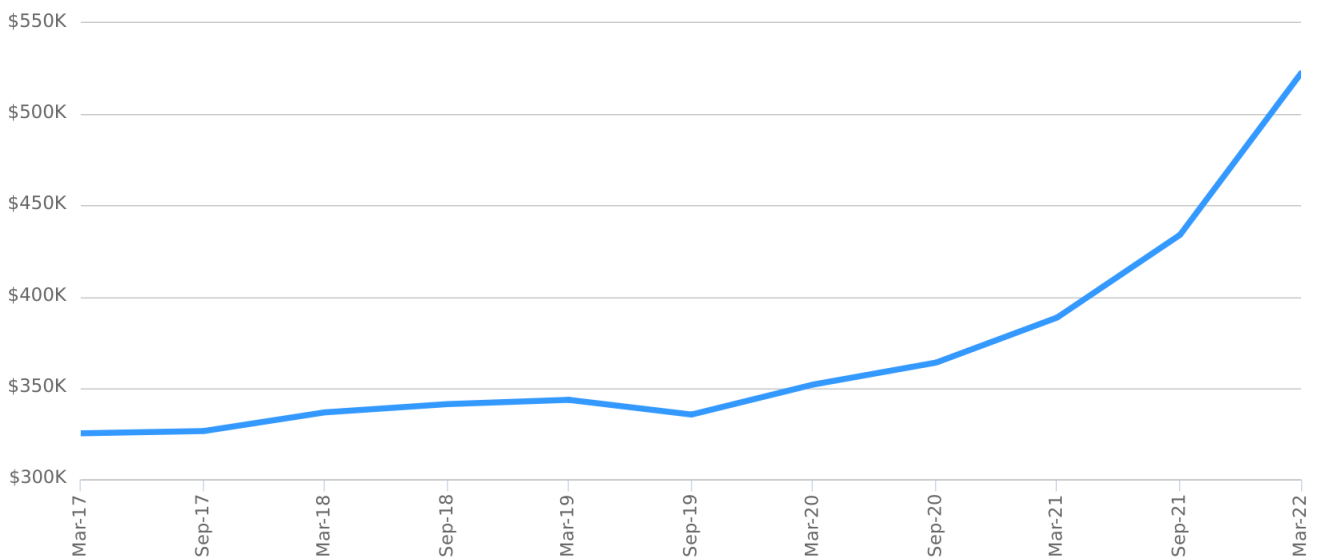
 Property within school catchment

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

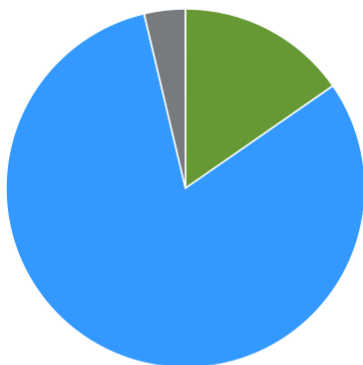
Ingle Farm Insights - Houses

Year Ending	Properties Sold	Median Value	Change in Median Value (12 months)
Mar 2022	190	\$522,462	▲ 34.43%
Mar 2021	135	\$388,638	▲ 10.42%
Mar 2020	169	\$351,947	▲ 2.43%
Mar 2019	143	\$343,574	▲ 2.03%
Mar 2018	152	\$336,707	▲ 3.52%
Mar 2017	140	\$325,239	▲ 2.07%

Median Value (monthly)

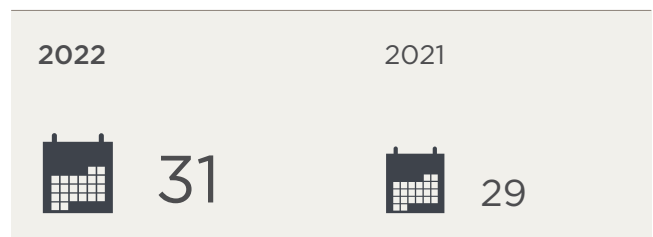


Property Sales by Price (Past 12 months)

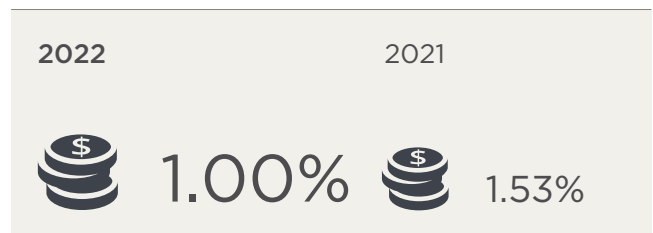


- \$200K-\$400K - 29 properties
- \$400K-\$600K - 153 properties
- \$600K-\$800K - 7 properties

Median Days on Market



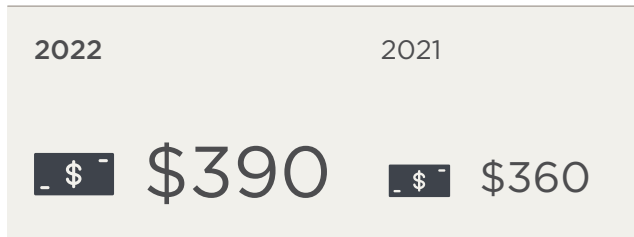
Median Vendor Discount



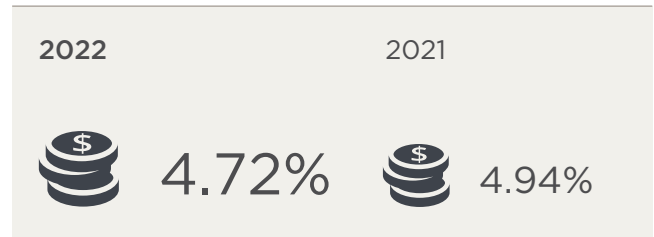
Statistics are calculated over a rolling 12 month period

Ingle Farm Insights - Houses

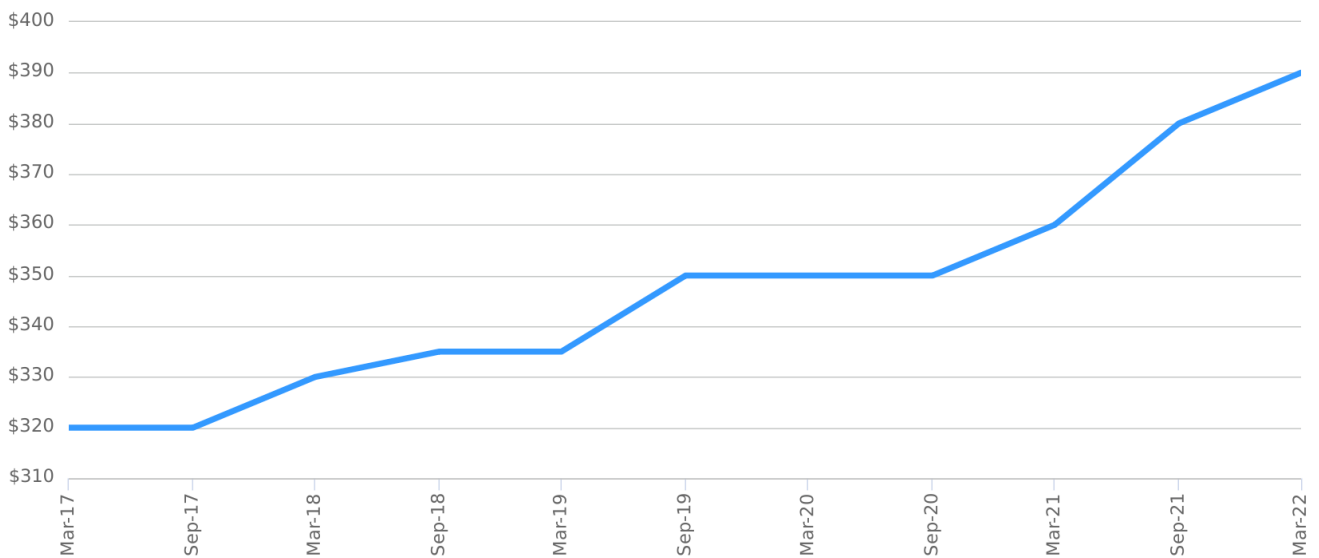
Median Weekly Asking Rent



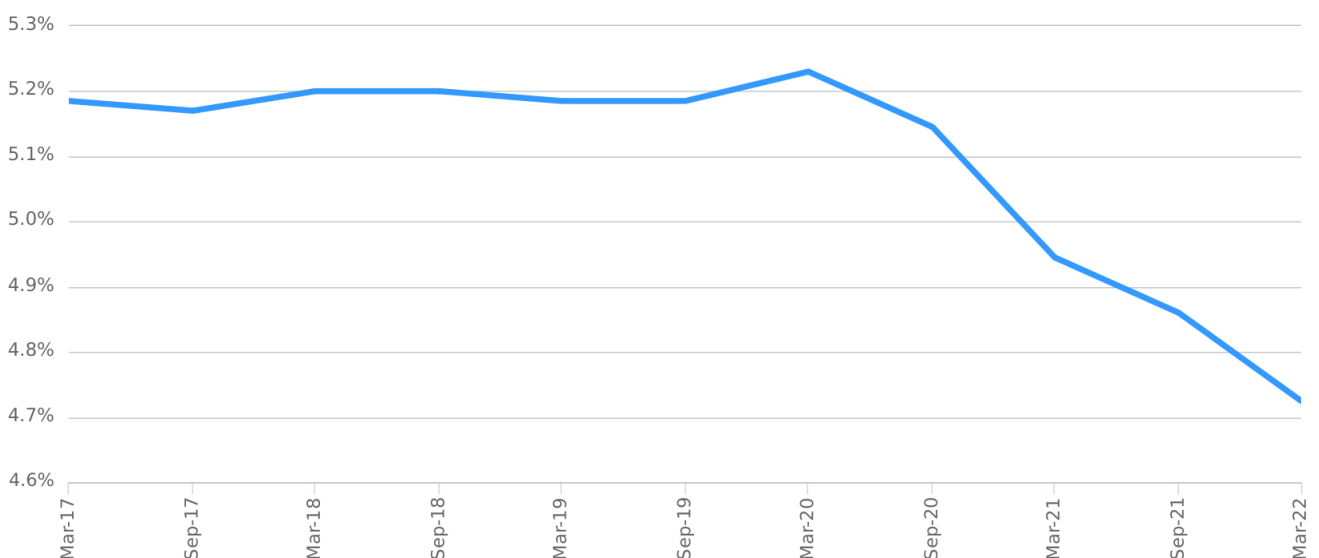
Indicative Gross Rental Yield



Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



Disclaimers

Copyright

This publication reproduces materials and content owned or licenced by RP Data Pty Ltd trading as CoreLogic Asia Pacific (CoreLogic) and may include data, statistics, estimates, indices, photographs, maps, tools, calculators (including their outputs), commentary, reports and other information (CoreLogic Data).

Standard Disclaimer

The CoreLogic Data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

While CoreLogic uses commercially reasonable efforts to ensure the CoreLogic Data is current, CoreLogic does not warrant the accuracy, currency or completeness of the CoreLogic Data and to the full extent permitted by law excludes all loss or damage howsoever arising (including through negligence) in connection with the CoreLogic Data.

This publication contains data and statistics provided by the Australian Bureau of Statistics, available at <http://www.abs.gov.au/> and reproduced under Creative Commons Attribution 2.5 <http://creativecommons.org/licenses/by/2.5/au/legalcode>.

Mapping Data

Any map that is produced is not intended or designed to replace the certificate of title or land survey information. If you need a certificate of title or land survey information for any purpose then you can order these separately from CoreLogic or the relevant government body.

Development Approval Data

Any data or information containing development approval information (**Development Approval Data**) has been obtained from a variety of third party sources. The Development Approval Data: (a) is only available for about 60% of total building consents in Australia due to limitations with the collection of this data; (b) relies on the accuracy of the description against the Development Approval Data provided to CoreLogic by third parties; (c) may differ from the actual construction cost (where it contains an estimated construction cost) and (d) any errors in entry of property details may lead to incorrect Development Approval Data being provided and the recipient should always check the appropriateness of the information contained in the development approval report against the actual property or surrounding properties (including physical attributes of such property).

State and Territory Data

© 2022 Copyright in this information belongs to the South Australian Government and the South Australian Government does not accept any responsibility for the accuracy or completeness of the information or its suitability for purpose.

Schools Data

Product Data licenced by CoreLogic under a Creative Commons Attribution licence. For details regarding licence, data source, copyright and disclaimers, see www.corelogic.com.au/aboutus/thirdpartyrestrictions.html All information relating to Schools provided by CoreLogic is as a courtesy only. CoreLogic does not make any representations regarding the accuracy or completeness of the data. You should contact the School directly to verify this information.

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.

An Estimated Value is current only at the date of publication or supply. CoreLogic expressly excludes any warranties and representations that an Estimated Value is an accurate representation as to the market value of the subject property.

How to read the Estimated Value

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.



Low

Medium

High

If you have any questions or concerns about the information in this report, please contact our customer care team.

Within Australia: **1300 734 318**
Email Us: **customercare@corelogic.com.au**