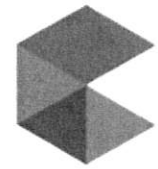


Property Profile Report

6/39 Gover Street North Adelaide SA 5006

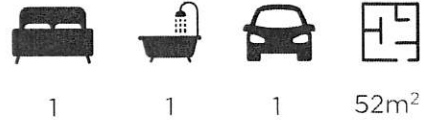
Prepared on 05 July 2022



CoreLogic™



6/39 Gover Street North Adelaide
SA 5006



Property Details

Lot/Plan	LOT UN6 S12	Property Type	Unit
Year Built	1968	Council Area	Adelaide
Zone	NAH(C)\6, North Adelaide Historic (Conservation) Zone	Land Use Primary	First Floor Home Unit



6/39 Gover Street North Adelaide SA 5006

Estimated Value

Estimated Value:

\$310,000

Estimated Value Range:

\$258,000 - \$357,000

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
05 Apr 2018	For Rent	\$260 / week	Campaign period: 05/04/2018 - 03/05/2018, Listed by: Kate Smith, Colley & Co Real Estate - North Adelaide (Rla 150754), Days on market: 29
20 Jun 2014	For Rent	\$250 / week	Campaign period: 20/06/2014 - 28/06/2014, Listed by: Customer Service, Investor Mentor - North Mackay, Days on market: 9
13 Jun 2012	For Rent	\$240 / week	Campaign period: 13/06/2012 - 30/06/2012, Listed by: Customer Service, Investor Mentor - Mooloolaba, Days on market: 18
24 Apr 2012	Sold	\$260,000	Sale Method: Normal Sale, Sale Advised by: Government
27 Mar 2012	For Sale	\$245,000 - \$265,000	Campaign period: 27/03/2012 - 21/04/2012, Listing Type: Normal Sale, Listed by: Geof Kurtze, Geof Kurtze Real Estate - Norwood (Rla 2050), Days on market: 29
13 Apr 2007	For Rent	\$175 / week	Campaign period: 13/04/2007 - 21/04/2007, Days on market: 9
04 Nov 2005	For Rent	\$160 / week	Campaign period: 04/11/2005 - 24/11/2005, Listed by: Wayne Bowman, Bowman Morse Real Estate, Days on market: 21
07 Apr 2001	For Rent	\$145 / week	Campaign period: 07/04/2001 - 07/04/2001, Listed by: The Professionals Real Estate, Days on market: 7

Property Activity Summary

Date	Activity	Value	Details
10 Aug 2000	Sold	\$90,500	Sale Method: Unknown, Sale Advised by: Government
21 Feb 1995	Sold	\$82,000	Sale Method: Unknown, Sale Advised by: Government

Recently Sold Properties

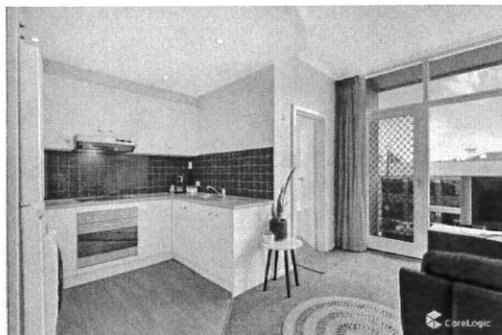


20/144 Ward Street North Adelaide SA 5006



Sale Price **\$310,000** Sale Method Private Treaty
 Sale Date 19/04/2022 Days on Market 65

📍 0.6km from property



18/144 Ward Street North Adelaide SA 5006

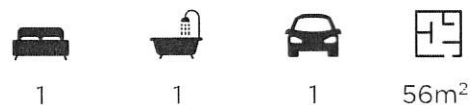


Sale Price **\$315,000** Sale Method Private Treaty
 Sale Date 31/05/2022 Days on Market 70

📍 0.6km from property

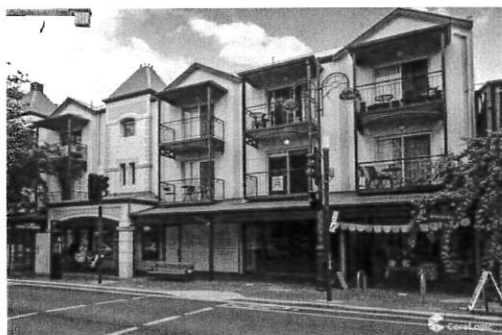


6/186 Jeffcott Street North Adelaide SA 5006



Sale Price **\$321,000** Sale Method Private Treaty
 Sale Date 17/03/2022 Days on Market 37

📍 0.7km from property



2/81 Melbourne Street North Adelaide SA 5006



Sale Price **\$265,000** Sale Method Private Treaty
 Sale Date 21/04/2022 Days on Market 46

📍 0.9km from property

Properties For Sale



📍 1km from property

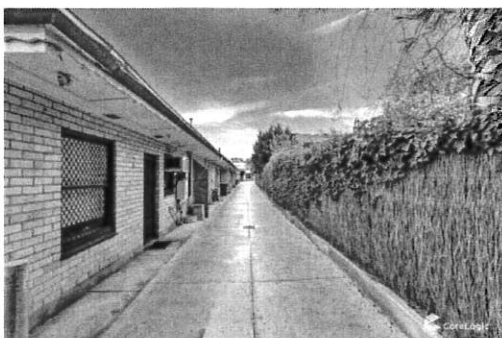
10/55 Mackinnon Parade North Adelaide SA 5006

 1
  1
  1
  44m²

First Ad Price \$320,000 - \$330,000

Latest Ad Price \$320,000 - \$330,000

Listing Method Normal Sale Days on Market 6



📍 0.6km from property

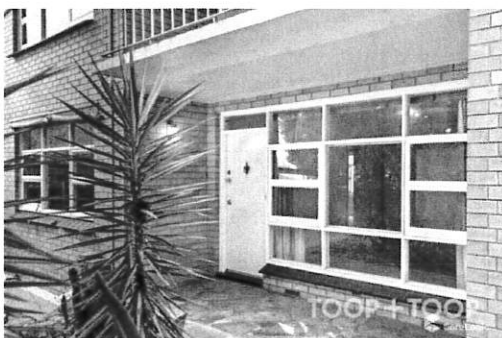
4/97 Childers Street North Adelaide SA 5006

 1
  1
  1
  42m²

First Ad Price Best Offer By 5.00 Pm Wednesday 23rd March 2022 Unless Sold Prior.

Latest Ad Price Best offer by 5.00 pm Wednesday 23rd March

Listing Method Normal Sale Days on Market 120



📍 1.1km from property

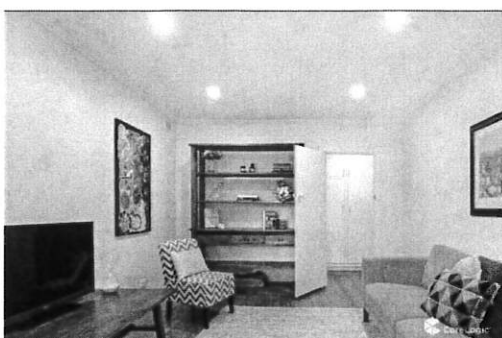
4/30 Elderslie Avenue Fitzroy SA 5082

 2
  1
  1
  88m²

First Ad Price Not Disclosed

Latest Ad Price Auction On Site

Listing Method Auction Days on Market 20



📍 1.2km from property

26/11-17 Walkerville Terrace Gilberton SA 5081

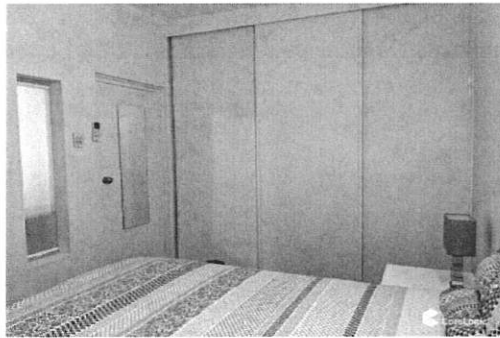
 2
  1
  1
  76m²

First Ad Price Contact Agent

Latest Ad Price Contact Agent

Listing Method Normal Sale Days on Market 426

Properties For Rent



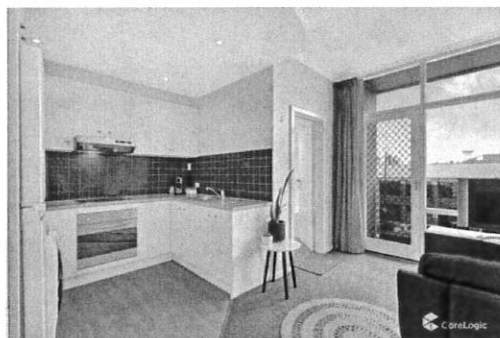
📍 0.6km from property

1/144 Ward Street North Adelaide SA 5006



Rent Price **\$350/Week** Days on Market 15

Campaign Period 21 Jun 2022 - 21 Jun 2022



📍 0.6km from property

18/144 Ward Street North Adelaide SA 5006



Rent Price **Not Disclosed** Days on Market 22

Campaign Period 14 Jun 2022 - 29 Jun 2022



📍 0.8km from property

7/70 Finnis Street North Adelaide SA 5006



Rent Price **\$375/Week** Days on Market 19

Campaign Period 17 Jun 2022 - 27 Jun 2022



📍 0km from property






8/33 Gover Street North Adelaide SA 5006




Rent Price **\$325/Week** Days on Market 26

Campaign Period 10 Jun 2022 - 30 Jun 2022

Local School Details

School Address	Distance	School Type	Gender	Sector	Enrolments
 North Adelaide Primary School 62-80 Tynte Street North Adelaide SA 5006	0.1km	Primary	Mixed	Government	330
 Blackfriars Priory School 17 Prospect Road Prospect SA 5082	1.1km	Combined	-	Non-Government	867
 Wilderness School 25 Northcote Terrace Medindie SA 5081	1.1km	Combined	-	Non-Government	800
 St Dominic's Priory College 119-139 Molesworth Street North Adelaide SA 5006	1.3km	Combined	-	Non-Government	626
 Prescott College -	1.3km	Secondary	Mixed	Non-Government	166

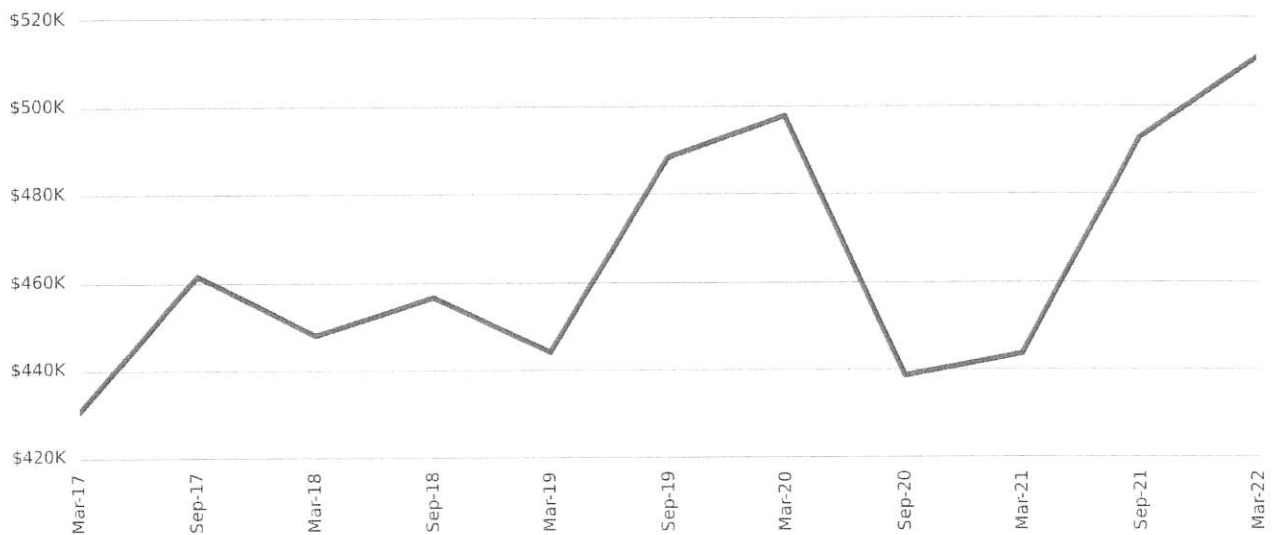
 Property within school catchment

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

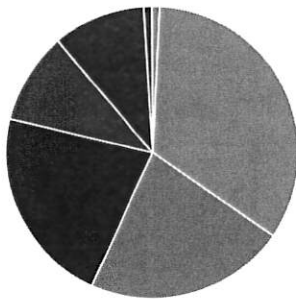
North Adelaide Insights - Units

Year Ending	Properties Sold	Median Value	Change in Median Value (12 months)
Mar 2022	119	\$510,857	▲ 15.20%
Mar 2021	65	\$443,418	▼ 10.92%
Mar 2020	73	\$497,813	▲ 12.13%
Mar 2019	81	\$443,932	▼ 0.86%
Mar 2018	71	\$447,797	▲ 4.00%
Mar 2017	70	\$430,542	▼ 3.08%

Median Value (monthly)



Property Sales by Price (Past 12 months)



- <\$200K - 1 properties
- \$200K-\$400K - 40 properties
- \$400K-\$600K - 26 properties
- \$600K-\$800K - 26 properties
- \$800K-\$1M - 12 properties
- \$1M-\$2M - 12 properties
- >\$2M - 1 properties

Median Days on Market

2022



42

2021



58

Median Vendor Discount

2022



2.69%

2021



0.94%

Statistics are calculated over a rolling 12 month period

North Adelaide Insights - Units

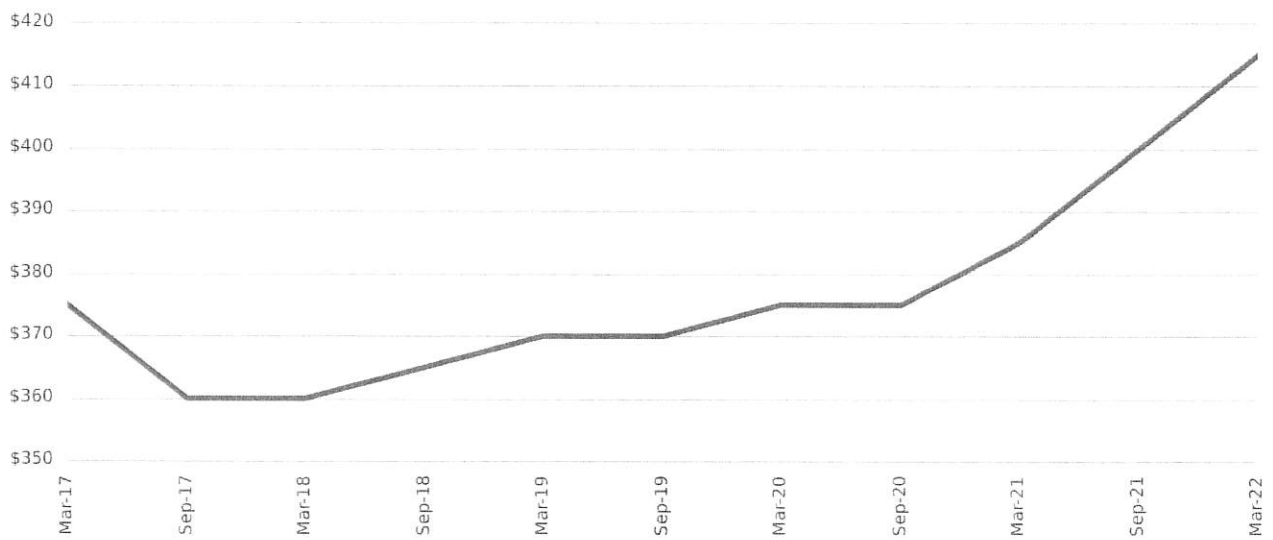
Median Weekly Asking Rent



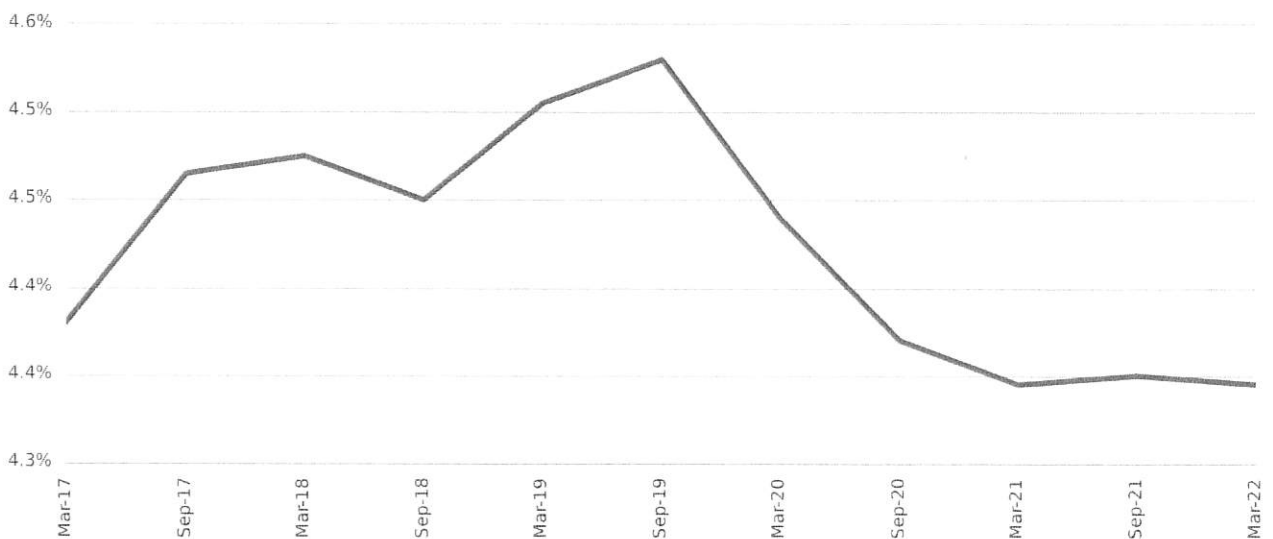
Indicative Gross Rental Yield



Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



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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.



Low

Medium

High

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Email Us: **customer care@corelogic.com.au**

