

# Property Profile Report

22B Riversdale Drive Salisbury Park SA 5109

Prepared on 05 July 2022





22B Riversdale Drive Salisbury Park SA 5109

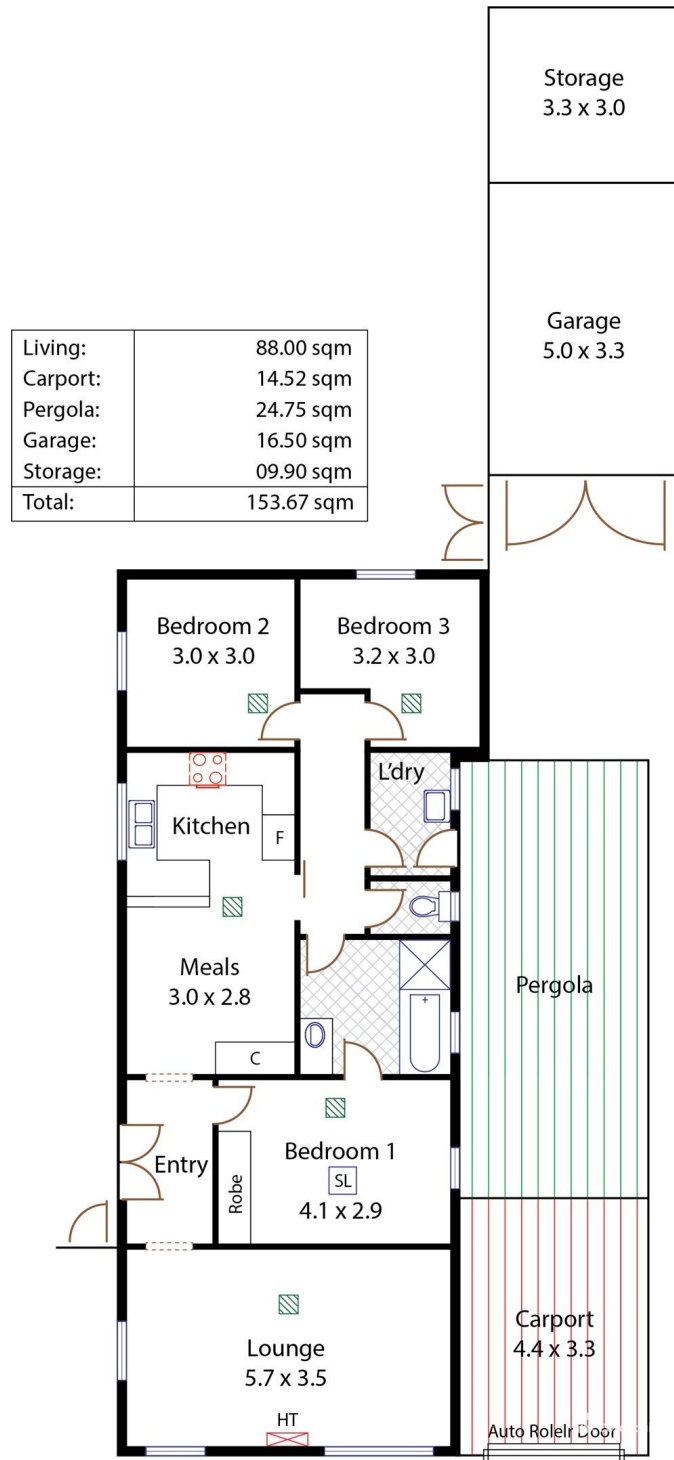
				
3	1	2	116m <sup>2</sup>	433m <sup>2</sup>

## Property Details

<b>Lot/Plan</b>	LOT 30 D111811	<b>Property Type</b>	House
<b>Year Built</b>	1977	<b>Council Area</b>	Salisbury
<b>Zone</b>	R, Residential	<b>Land Use Primary</b>	House




## 22B Riversdale Drive Salisbury Park SA 5109



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## Estimated Value

Estimated Value:	Estimated Value Range:	Estimated Value Confidence:
<b>\$370,000</b>	<b>\$326,000 - \$415,000</b>	

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
21 Jun 2018	For Rent	\$330 / week	Campaign period: 21/06/2018 - 27/06/2018, Listed by: Cherrie Dodd, Raine & Horne - Salisbury, Days on market: 7
05 Jun 2018	Sold	\$250,000	Sale Method: Private Treaty, Sale Advised by: Government
05 Apr 2018	For Sale	\$259,000-\$269,000	Campaign period: 05/04/2018 - 21/05/2018, Listing Type: Normal Sale, Listed by: Marie Fabian, Raine & Horne - Salisbury, Days on market: 62

## Recently Sold Properties








### 5 Martinvine Court Salisbury Park SA 5109

				
3	1	4	106m <sup>2</sup>	565m <sup>2</sup>
Sale Price	<b>\$400,000</b>	Sale Method	Sold After Auction	
Sale Date	10/05/2022	Days on Market	27	

 0.7km from property








### 2 Durham Court Salisbury Heights SA 5109

				
4	1	1	150m <sup>2</sup>	572m <sup>2</sup>
Sale Price	<b>\$425,000</b>	Sale Method	Private Treaty	
Sale Date	31/03/2022	Days on Market	50	

 0.8km from property








### 16 Cooradilla Drive Salisbury Park SA 5109

				
3	1	6	120m <sup>2</sup>	579m <sup>2</sup>
Sale Price	<b>\$385,000</b>	Sale Method	-	
Sale Date	14/04/2022	Days on Market	39	

 0.9km from property



### 4/46 Canterbury Drive Salisbury Heights SA 5109

				
3	1	1	116m <sup>2</sup>	300m <sup>2</sup>
Sale Price	<b>\$413,222</b>	Sale Method	Private Treaty	
Sale Date	24/02/2022	Days on Market	46	

 1km from property

#### Agent Advised

22B Riversdale Drive Salisbury Park SA 5109

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## Properties For Sale



7 Queensborough Drive Salisbury Heights SA 5109



3



1



1



133m<sup>2</sup>



342m<sup>2</sup>

First Ad Price \$339,000 - \$359,000

Latest Ad Price Under Contract

Listing Method Normal Sale Days on Market 22

📍 1.4km from property



4 Valiant Court Salisbury Heights SA 5109



3



1



2



126m<sup>2</sup>



575m<sup>2</sup>

First Ad Price Not Disclosed

Latest Ad Price Auction On Site

Listing Method Auction Days on Market 16

📍 0.8km from property



4 March Street Salisbury SA 5108



2



1



1



105m<sup>2</sup>



264m<sup>2</sup>

First Ad Price \$359,000 - \$379,000

Latest Ad Price \$359,000 - \$379,000

Listing Method Normal Sale Days on Market 8

📍 1.8km from property



65 Mahood Street Elizabeth Grove SA 5112



3



1



1



84m<sup>2</sup>



504m<sup>2</sup>

First Ad Price Contact Agent

Latest Ad Price Contact Agent

Listing Method Normal Sale Days on Market 14

📍 1.9km from property

## Properties For Rent



44 Warringa Street Salisbury Plain SA 5109



3



1



6



136m<sup>2</sup>



544m<sup>2</sup>

Rent Price **\$460/Week**

Days on Market 53

Campaign Period 14 May 2022 - 15 Jun 2022

1.8km from property



9 Surrey Court Salisbury Park SA 5109



3



1



3



110m<sup>2</sup>



683m<sup>2</sup>

Rent Price **\$380/Week**

Days on Market 7

Campaign Period 21 May 2022 - 21 May 2022

0.3km from property



26 Goddard Drive Salisbury Park SA 5109



3



1



4



110m<sup>2</sup>



693m<sup>2</sup>

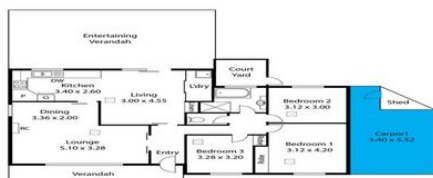
Rent Price **\$420/Week**

Days on Market 38

Campaign Period 06 Apr 2022 - 13 May

0.5km from property

1917 Main North Road  
SALISBURY HEIGHTS



1917 Main North Road Salisbury Heights SA 5109



3



1



1



112m<sup>2</sup>



615m<sup>2</sup>

Rent Price **\$450/Week**

Days on Market 166





Campaign Period 25 Nov 2021 - 09 May

0.7km from property

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## Local School Details

	School Address	Distance	School Type	Gender	Sector	Enrolments
	<b>Salisbury High School</b> 2-26 Farley Grove Salisbury North SA 5108	2.6km	Secondary	Mixed	Government	794
	<b>Salisbury Park Primary School</b> 56-82 Goddard Drive Salisbury Park SA 5109	0.3km	Primary	Mixed	Government	238
	<b>Salisbury Heights Primary School</b> 9 Ward Street Salisbury Heights SA 5109	0.9km	Primary	Mixed	Government	403
	<b>Elizabeth Vale Primary School</b> LOT 300 Clarke Street Elizabeth Vale SA 5112	1.2km	Primary	Mixed	Government	378
	<b>Tyndale Christian School</b> 30 Fern Grove Boulevard Salisbury East SA 5109	1.8km	Combined	Mixed	Non-Government	1456

 Property within school catchment

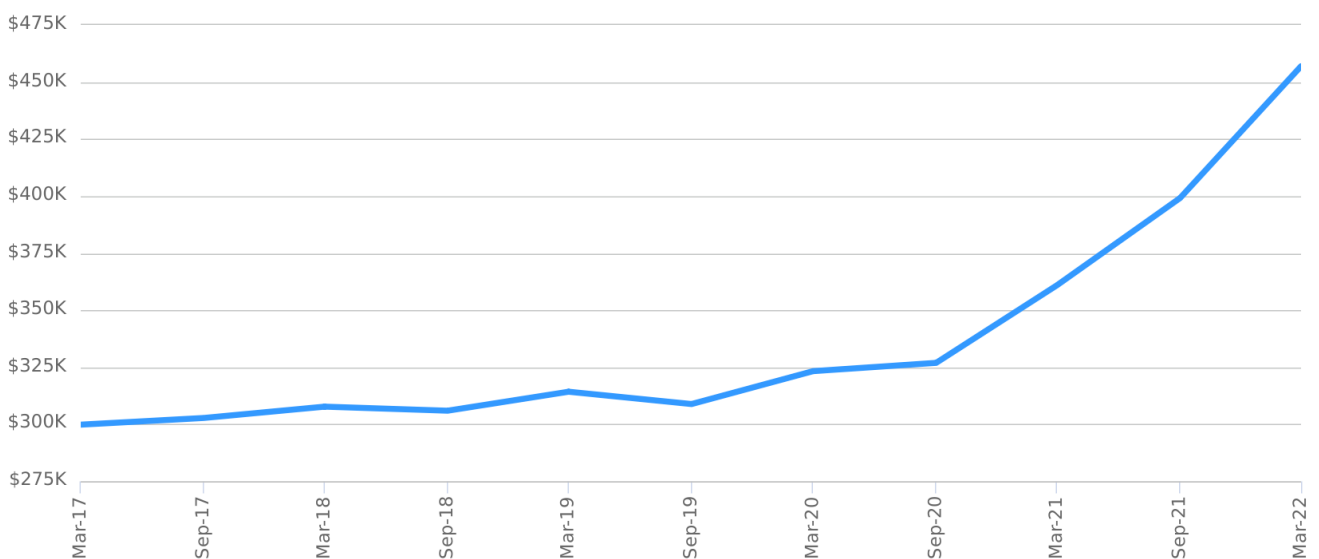
 Property outside school catchment (government)/no catchment applies (non-government)



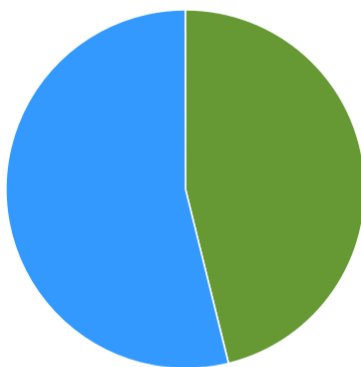
## Salisbury Park Insights - Houses

Year Ending	Properties Sold	Median Value	Change in Median Value (12 months)
Mar 2022	39	\$456,924	▲ 26.57%
Mar 2021	29	\$360,985	▲ 11.65%
Mar 2020	22	\$323,313	▲ 2.87%
Mar 2019	17	\$314,287	▲ 2.12%
Mar 2018	31	\$307,751	▲ 2.63%
Mar 2017	31	\$299,864	▼ 0.55%

### Median Value (monthly)

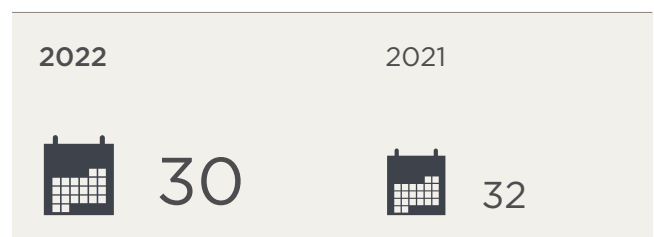


### Property Sales by Price (Past 12 months)



- \$200K-\$400K - 18 properties
- \$400K-\$600K - 21 properties

### Median Days on Market



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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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### 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

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