

Property Profile Report

26 Lynton Avenue Gilles Plains SA 5086

Prepared on 05 July 2022



26 Lynton Avenue Gilles Plains SA
5086



3



2



1



126m²



313m²


Property Details

Lot/Plan	LOT 106 D43034	Property Type	House
Year Built	1997	Council Area	Port Adelaide Enfield
Zone	R\64, Residential	Land Use Primary	House



26 Lynton Avenue Gilles Plains SA 5086

Estimated Value

Estimated Value:	Estimated Value Range:	Estimated Value Confidence:
\$550,000	\$496,000 - \$607,000	

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
20 Jun 2019	Sold	\$340,000	Sale Method: Unknown, Sale Advised by: Government
31 Oct 1996	Sold	\$32,900	Sale Method: Unknown, Sale Advised by: Government

Recently Sold Properties








20 McKinlay Avenue Gilles Plains SA 5086

				
3	2	1	122m ²	300m ²
Sale Price	\$610,000	Sale Method	Sold After Auction	
Sale Date	16/05/2022	Days on Market	19	

 0.4km from property








35 McKinlay Avenue Gilles Plains SA 5086

				
3	2	1	120m ²	267m ²
Sale Price	\$515,000	Sale Method	-	
Sale Date	08/04/2022	Days on Market	23	

 0.5km from property








37 McKinlay Avenue Gilles Plains SA 5086

				
3	2	1	119m ²	267m ²
Sale Price	\$510,000	Sale Method	Private Treaty	
Sale Date	16/02/2022	Days on Market	77	

 0.5km from property



18 Fulton Street Gilles Plains SA 5086

				
3	2	1	111m ²	317m ²
Sale Price	\$563,000	Sale Method	-	
Sale Date	18/03/2022	Days on Market	-	

 0.6km from property

Agent Advised

26 Lynton Avenue Gilles Plains SA 5086

CoreLogic Property Profile Report

Properties For Sale



3 Park Terrace Oakden SA 5086

3
 2
 1
 170m²
 420m²

First Ad Price \$617k-\$636k

Latest Ad Price Price provided on inquiry

Listing Method Normal Sale Days on Market 66

0.9km from property



8 Archer Court Oakden SA 5086

3
 2
 1
 145m²
 325m²

First Ad Price \$585,000 - \$635,000

Latest Ad Price \$585,000 - \$635,000

Listing Method Normal Sale Days on Market 28

1.4km from property



12 Wakehurst Avenue Oakden SA 5086

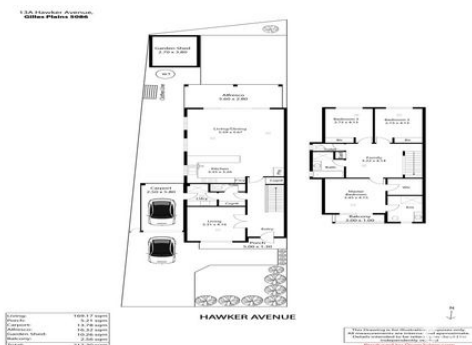
3
 2
 1
 125m²
 313m²

First Ad Price Not Disclosed

Latest Ad Price Auction \$550,000

Listing Method Auction Days on Market 14

0.5km from property



13A Hawker Avenue Gilles Plains SA 5086

4
 3
 1
 177m²
 295m²

First Ad Price Taking Offers

Latest Ad Price \$599,000 - \$649,000

Listing Method Normal Sale Days on Market 125

0.9km from property

Properties For Rent



37A McKinlay Avenue Gilles Plains SA 5086

 3
  2
  2
  129m²
  267m²

Rent Price **Not Disclosed** Days on Market 47

Campaign Period 20 May 2022 - 30 Jun

 0.5km from property



21 Grant Avenue Gilles Plains SA 5086

 4
  2
  2
  178m²
  390m²

Rent Price **\$600/Week** Days on Market 29

Campaign Period 07 Jun 2022 - 22 Jun 2022

 0.5km from property



7 Lassie Avenue Windsor Gardens SA 5087

 3
  2
  1
  144m²
  351m²

Rent Price **\$475/Week** Days on Market 32

Campaign Period 04 Jun 2022 - 19 Jun 2022

 1km from property



18 Judith Avenue Holden Hill SA 5088






 3
  2
  1
  143m²
  362m²


Rent Price **Not Disclosed** Days on Market 9

Campaign Period 27 Jun 2022 - 27 Jun 2022

 1.5km from property

Local School Details

	School Address	Distance	School Type	Gender	Sector	Enrolments
	Gilles Plains Primary School BEATTY AVE	0.6km	Primary	Mixed	Government	94
	Avenues College - Beatty Avenue Campus -	0.6km	Combined	Mixed	Non-Government	-
	Avenues College LOT 501 Sudholz Road Windsor Gardens SA 5087	0.7km	Combined	Mixed	Government	482
	Wandana Primary School LOT 505 Wandana Avenue Gilles Plains SA 5086	0.8km	Primary	Mixed	Government	162
	Pinnacle College - Gilles Plains Campus 52-56 Wandana Avenue Gilles Plains SA 5086	0.8km	Combined	Mixed	Non-Government	-

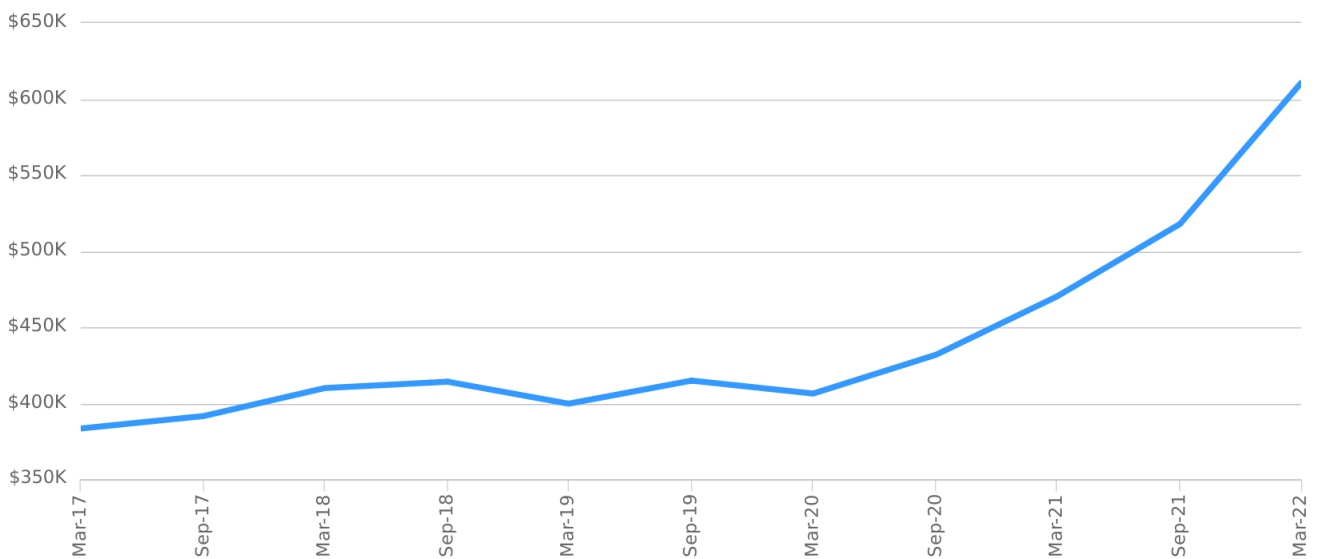
 Property within school catchment

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

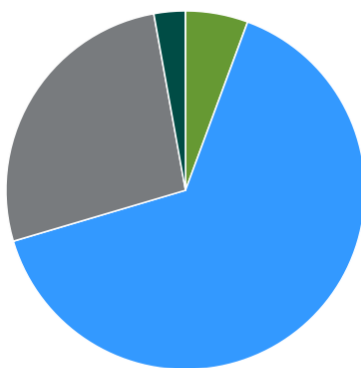
Gilles Plains Insights - Houses

Year Ending	Properties Sold	Median Value	Change in Median Value (12 months)
Mar 2022	71	\$610,530	▲ 29.81%
Mar 2021	57	\$470,295	▲ 15.71%
Mar 2020	61	\$406,421	▲ 1.66%
Mar 2019	49	\$399,761	▼ 2.50%
Mar 2018	44	\$410,019	▲ 6.92%
Mar 2017	61	\$383,450	▼ 2.06%

Median Value (monthly)

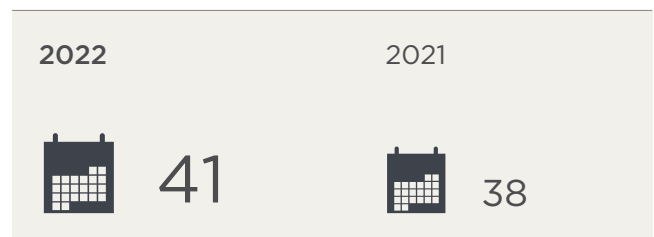


Property Sales by Price (Past 12 months)

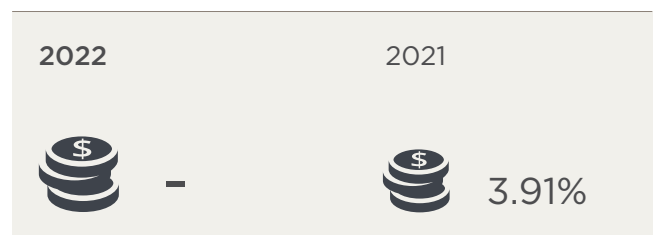


- \$200K-\$400K - 4 properties
- \$400K-\$600K - 46 properties
- \$600K-\$800K - 19 properties
- \$800K-\$1M - 2 properties

Median Days on Market



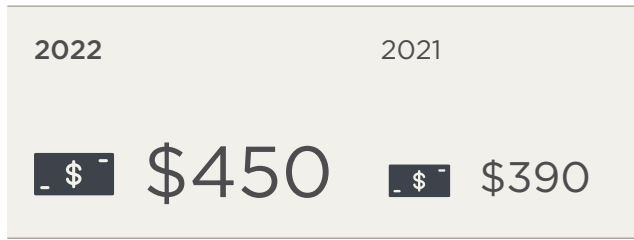
Median Vendor Discount



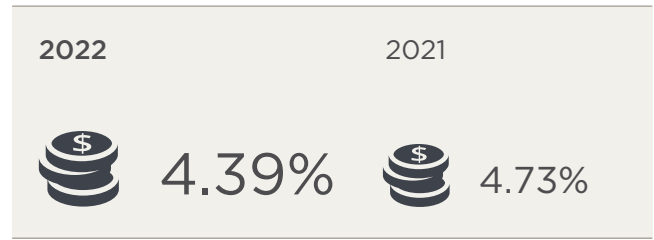
Statistics are calculated over a rolling 12 month period

Gilles Plains Insights - Houses

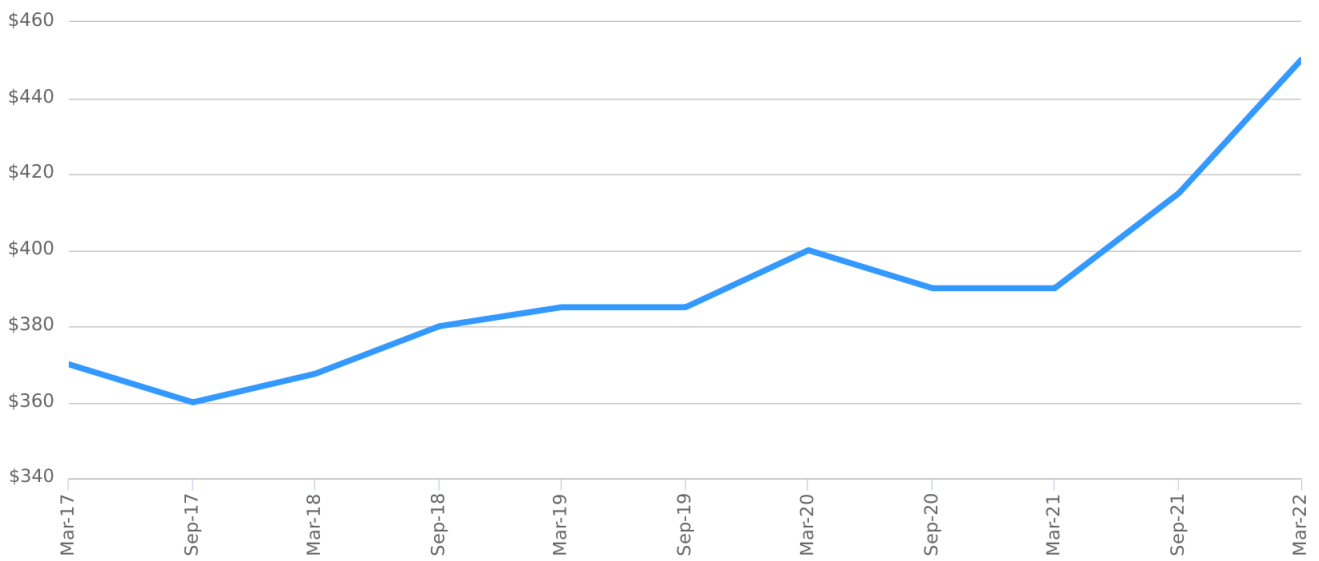
Median Weekly Asking Rent



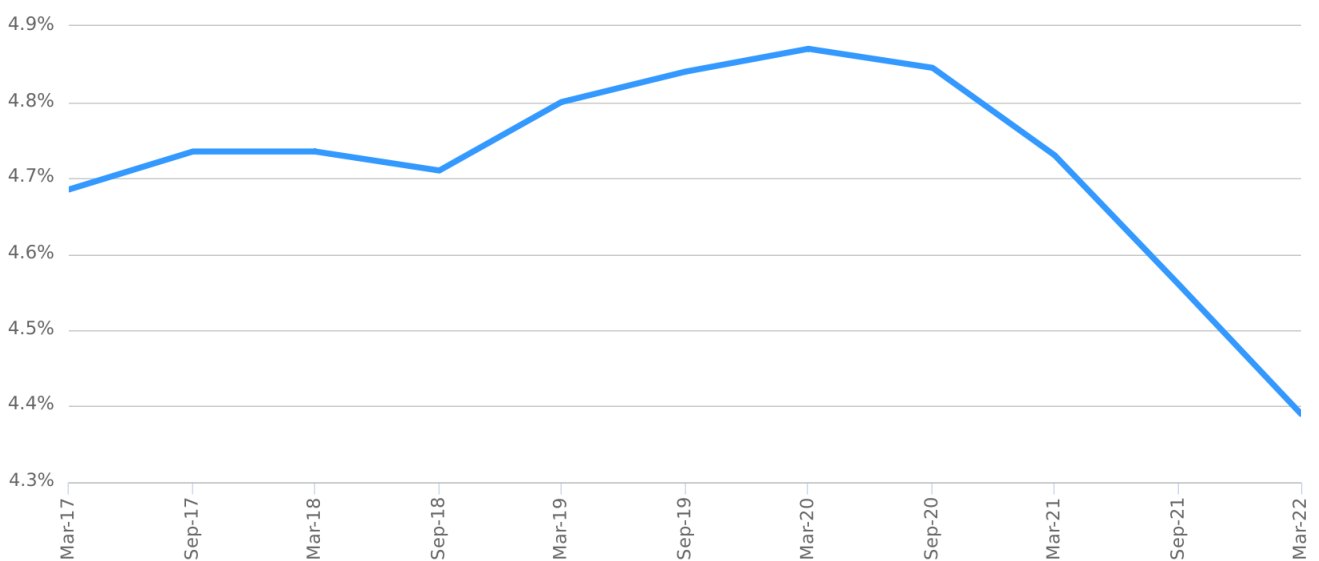
Indicative Gross Rental Yield



Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



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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: **customercare@corelogic.com.au**