

Property Research Report (Residential)

Valuation Number	1001416002
Record Type	Site & Capital Value
Valuation Status	CURRENT
Property Location	38 DUMBARTON AVENUE, EDWARDSTOWN, SA 5039
In Water District	Yes
Title	CT 5202/618
Constraints	No
Plan Reference	D2821 ALLOTMENT 57
Local Government	MARION
Local Government Description	Residential
Land Use	1100 - House
Zone / Subzone	GN - General Neighbourhood\\
Building Style	Austerity
Year Built	1950
Building Condition	Good
Wall Construction	Brick
Roof Construction	Tiled (Terra Cotta or Cement)
Equivalent Main Area	104 sqm
Bedrooms	Not Available
Bathrooms	1
Improvements	5H CP
Site Area	672.0 sqm
Frontage	16.76 m

Values

Financial Year	Date of Valuation	Site Value	Capital Value
Current	01/01/2023	\$600,000	\$630,000
Previous	01/01/2022	\$520,000	\$570,000

Nominated Suburb - EDWARDSTOWN

Price Band	Number of Sales
\$0-\$300,000	0
\$300,001-\$600,000	0
\$600,001-\$1,000,000	8
\$1,000,001 plus	0

Price Band	Number of Sales
TOTAL SALES	8

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
06 Sep 2023	9A MACKLIN STREET, EDWARDSTOWN, SA 5039	\$712,000	Residential Single Accommodation	Full Value / Consideration and Whole of Land	2017	214 sqm	3	2
31 Aug 2023	4A KARONG AVENUE, EDWARDSTOWN, SA 5039	\$845,000	Residential Single Accommodation	Full Value / Consideration and Whole of Land	2018	432 sqm	Not Available	Not Available
25 Aug 2023	4 CHRISTINA STREET, EDWARDSTOWN, SA 5039	\$682,000	Residential Single Accommodation	Full Value / Consideration and Whole of Land	1922	644 sqm	Not Available	1
25 Aug 2023	7 NORMA AVENUE, EDWARDSTOWN, SA 5039	\$710,000	Residential Single Accommodation	Full Value / Consideration and Whole of Land	2009	320 sqm	3	1
22 Aug 2023	4 WOOTON ROAD, EDWARDSTOWN, SA 5039	\$895,000	Residential Single Accommodation	Full Value / Consideration and Whole of Land	2022	340 sqm	3	2
18 Aug 2023	22 CALSTOCK AVENUE, EDWARDSTOWN, SA 5039	\$805,000	Residential Single Accommodation	Full Value / Consideration and Whole of Land	1958	800 sqm	Not Available	1
11 Aug 2023	32 MAXWELL AVENUE, EDWARDSTOWN, SA 5039	\$840,000	Residential Single Accommodation	Full Value / Consideration and Whole of Land	1923	767 sqm	Not Available	1
26 Jul 2023	10A GILPIPI AVENUE, EDWARDSTOWN, SA 5039	\$841,000	Residential Single Accommodation	Full Value / Consideration and Whole of Land	2019	383 sqm	3	2