



17B Byre Avenue Somerton Park SA 5044

Prepared on 16th February 2022

Michael Gentilcore
Belle Property Glenelg

4/680 Anzac Hwy
GLENELG SA 5045

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The Proprietor
17b Byre Avenue
Somerton Park SA 5044

16th February 2022

Dear Caroline & Glen,
Thank you for the opportunity to appraise your property at 17B Byre Avenue Somerton Park SA 5044

Careful consideration has been taken to provide you with an appraisal for your property in today's market conditions.

To establish a market value, I have carefully considered the premises, size, location, along with current market conditions and similar properties recently sold or currently on the market.

Should you have any questions relating to the information contained within this appraisal or If I can be of any further assistance, please do not hesitate to contact me on the details below. I look forward to working with you to achieve your real estate goals.

Yours Sincerely,

Michael Gentilcore
Belle Property Glenelg
4/680 Anzac Hwy

GLENELG SA 5045
m: 0449985917

Your Property

17B Byre Avenue Somerton Park SA 5044

-  -  5  338m²  343m² 



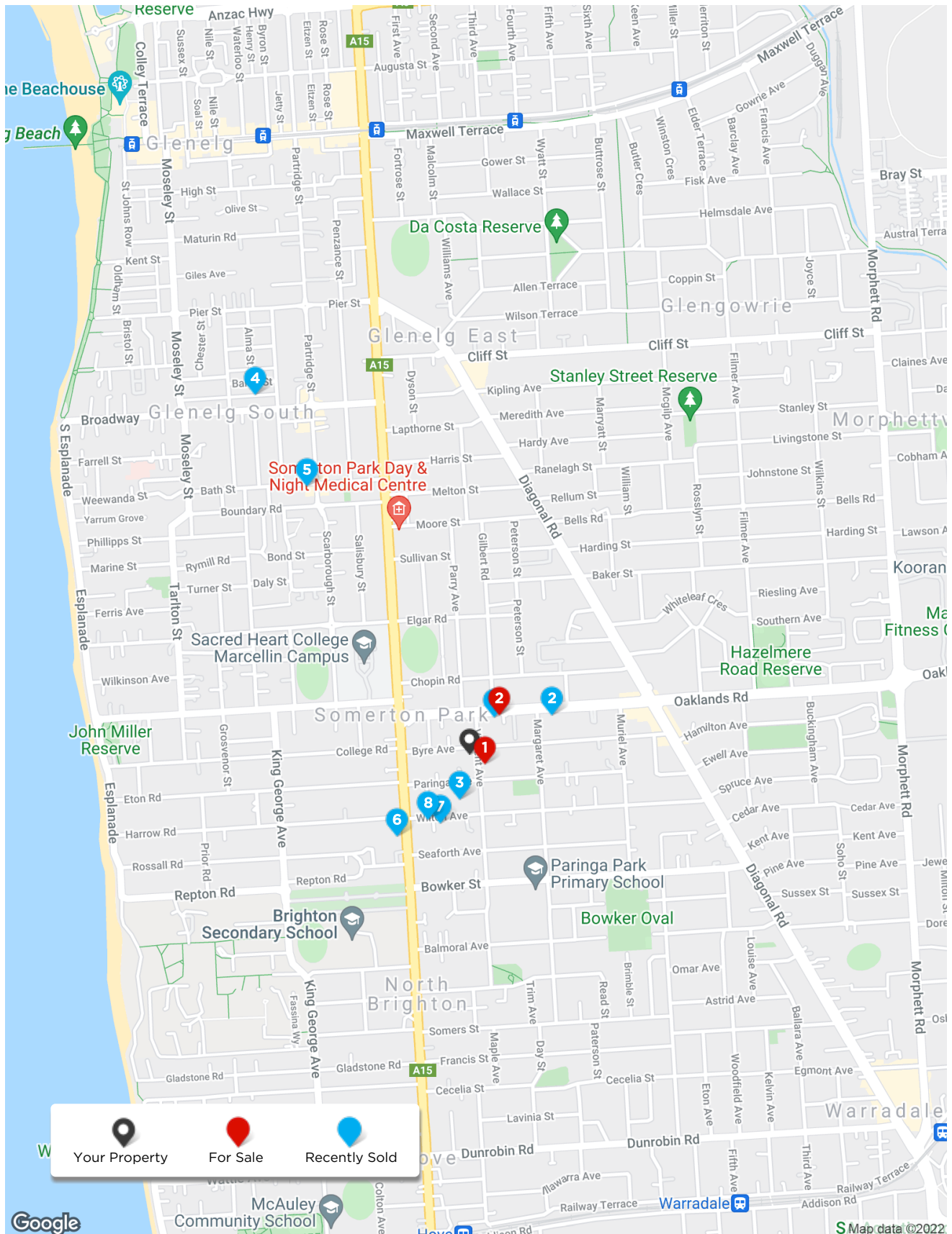
Your Property History

- 9 Dec, 2015** - Sold for \$668,000
- 26 Feb, 2015** - Listed for rent at NET RENTAL \$60,000 P.A. PLUS GST
- 1 Oct, 2014** - Listed for rent at NET RENTAL \$60,000 P.A. PLUS GST
- 4 Jul, 2011** - Listed for sale at \$850,000
- 13 May, 2009** - Sold for \$675,000
- 2008** - Property Built

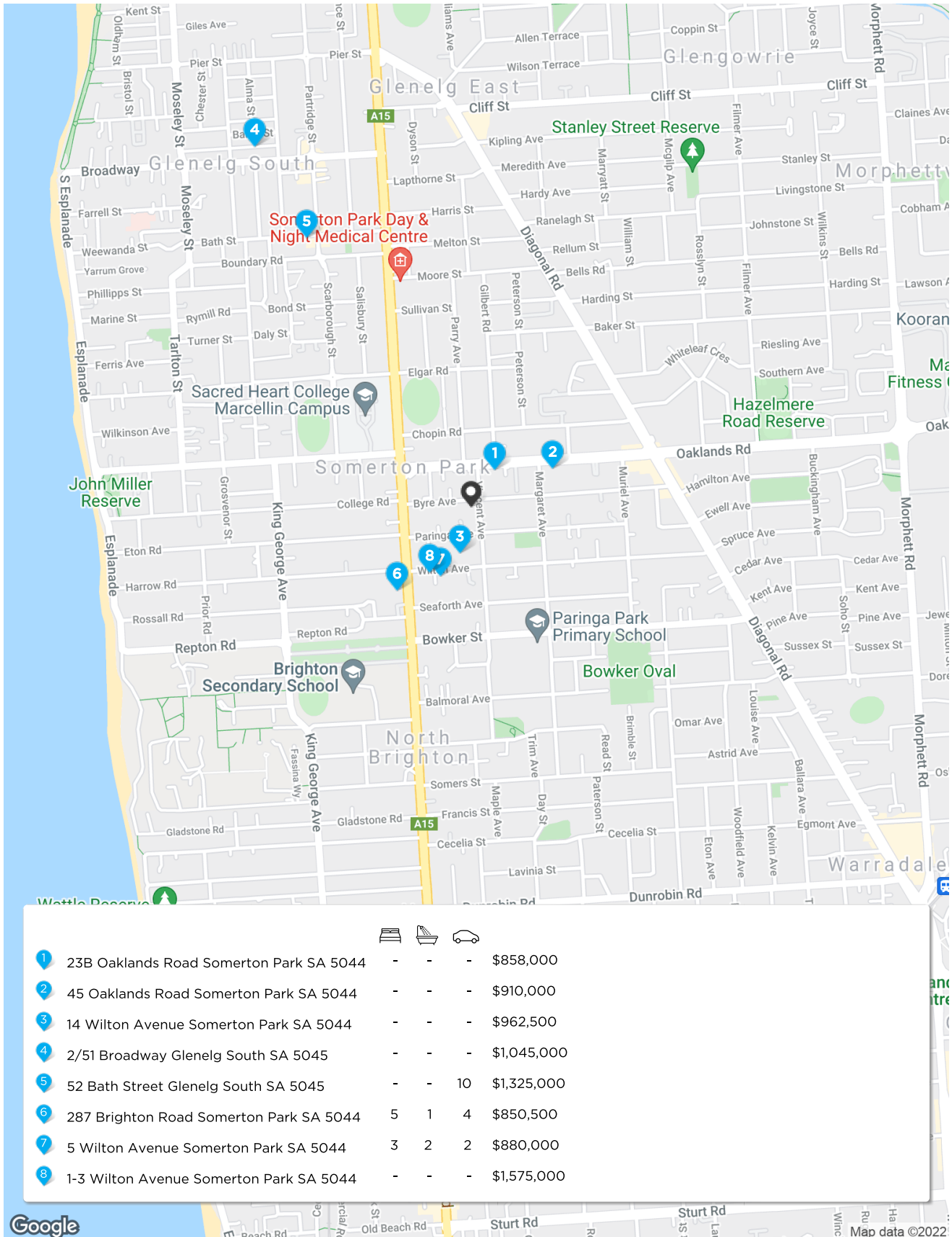
Introducing Michael Gentilcore

Michael is a Residential Real Estate Sales Representative working part of the team at Belle Property Glenelg. Real estate has been his passion from a young age and now with a broad background in communication and sales skills, he can strive to fulfill his clients' expectations whilst providing a 6-star customer experience.

Comparables Map: Sales & Listings



Recent Sales



* This data point was edited by the author of this CMA and has not been verified by CoreLogic

Recent Sales

1 23B Oaklands Road Somerton Park SA 5044

Sold Price

\$858,000

 -
  -
  -
  313m²
 -



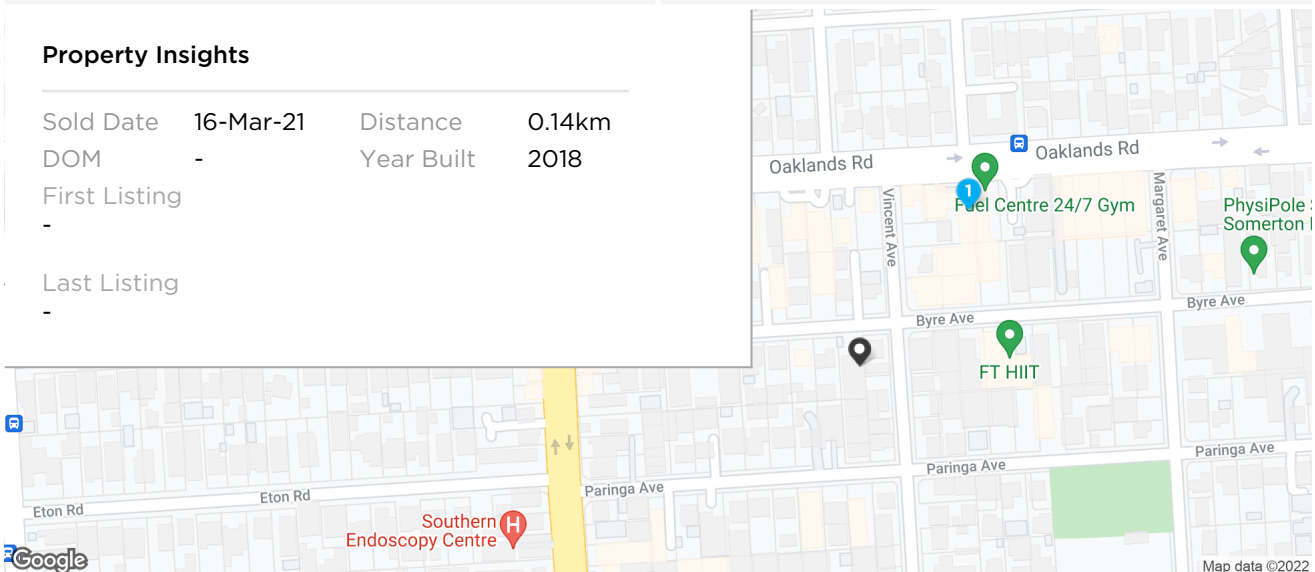
No Image Available

Notes from your agent

Very Comparable but situated the main road

Property Insights

Sold Date	16-Mar-21	Distance	0.14km
DOM	-	Year Built	2018
First Listing	-		
Last Listing	-		



RS = Recent sale

UN = Undisclosed Sale

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Recent Sales

2 45 Oaklands Road Somerton Park SA 5044

Sold Price

\$910,000

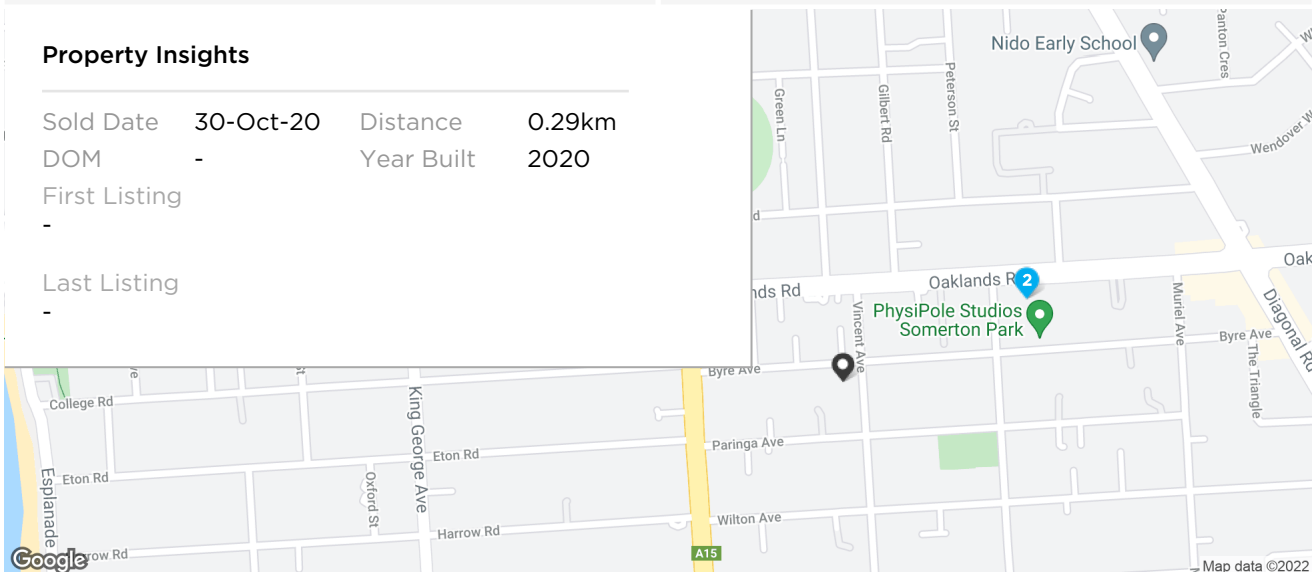
-
 -
 -
 255m²
 -



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Property Insights

Sold Date	30-Oct-20	Distance	0.29km
DOM	-	Year Built	2020
First Listing	-		
Last Listing	-		



RS = Recent sale
 UN = Undisclosed Sale
 * This data point was edited by the author of this CMA and has not been verified by CoreLogic

Recent Sales

3 14 Wilton Avenue Somerton Park SA 5044

Sold Price

\$962,500

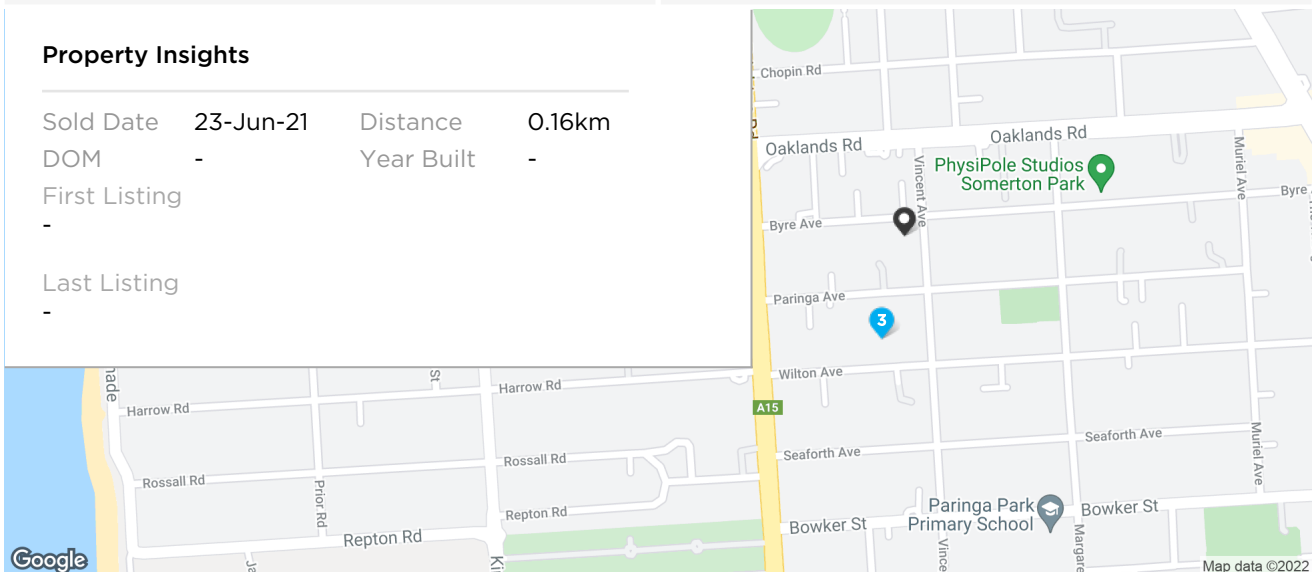
 -
  -
  -
  858m²
 -



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Property Insights

Sold Date	23-Jun-21	Distance	0.16km
DOM	-	Year Built	-
First Listing	-		
Last Listing	-		



RS = Recent sale UN = Undisclosed Sale * This data point was edited by the author of this CMA and has not been verified by CoreLogic

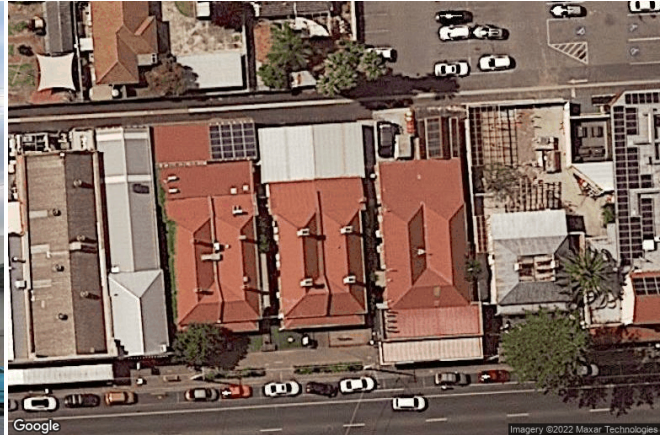
Recent Sales

4 2/51 Broadway Glenelg South SA 5045

Sold Price

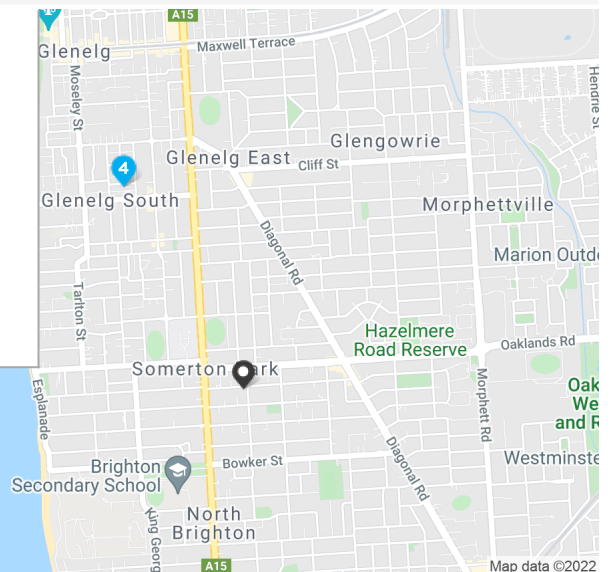
\$1,045,000

- - - 259m² -





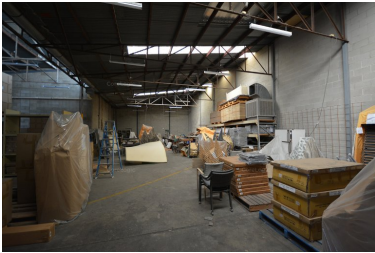

Property Insights

Sold Date	15-Dec-21	Distance	1.35km
DOM	-	Year Built	-
First Listing	-		
Last Listing	-		



RS = Recent sale UN = Undisclosed Sale * This data point was edited by the author of this CMA and has not been verified by CoreLogic

Recent Sales

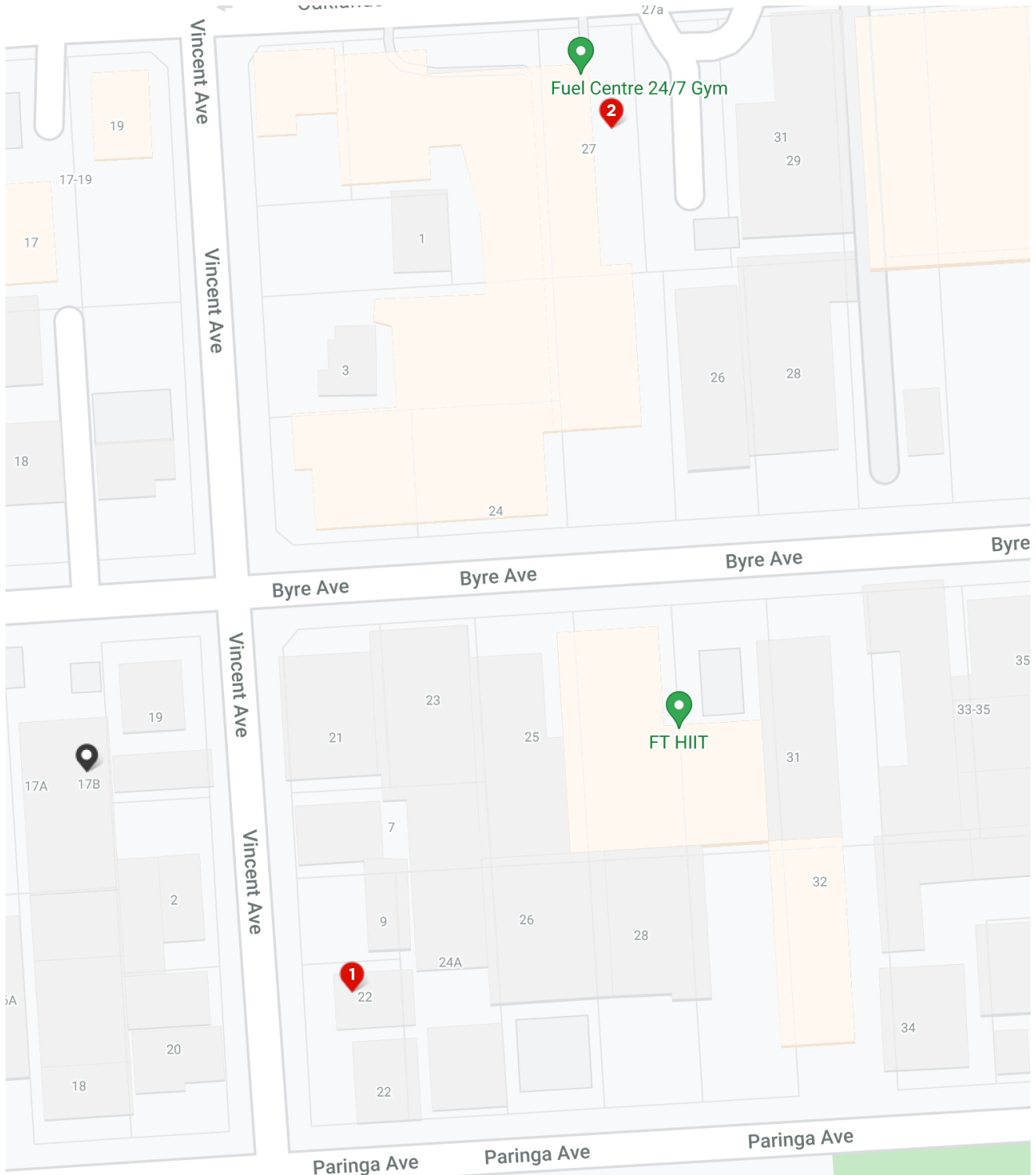
5	52 Bath Street Glenelg South SA 5045		- - 10 466m ² -	Sold Price	\$1,325,000
	Year Built	-	DOM	100	
	Sold Date	28-Jul-21	Distance	1.01km	
	First Listing	Contact Agent			
	Last Listing	Contact Agent			
6	287 Brighton Road Somerton Park SA 5044		5 1 4 765m ² 120m ²	Sold Price	\$850,500
	Year Built	1950	DOM	-	
	Sold Date	29-Jun-21	Distance	0.37km	
	First Listing	-			
	Last Listing	-			
7	5 Wilton Avenue Somerton Park SA 5044		3 2 2 1,032m ² 178m ²	Sold Price	\$880,000
	Year Built	1993	DOM	-	
	Sold Date	09-Sep-20	Distance	0.25km	
	First Listing	-			
	Last Listing	-			
8	1-3 Wilton Avenue Somerton Park SA 5044		- - - 1,884m ² -	Sold Price	\$1,575,000
	Year Built	2005	DOM	-	
	Sold Date	19-Oct-21	Distance	0.26km	
	First Listing	-			
	Last Listing	-			

DOM = Days on market RS = Recent sale

UN = Undisclosed Sale

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Comparables Map: Listings



					DOM	
	22 Paringa Avenue Somerton Park SA 5044	-	-	-	133	Contact Agent
	27A Oaklands Road Somerton Park SA 5044	-	-	-	20	PRICE GUIDE IN EXCESS OF \$1,500,000

Google






Map data ©2022

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Comparable Listings






1 22 Paringa Avenue Somerton Park SA 5044



 -
  -
  -
  858m²
 108m²
 Year Built 1951 DOM 133 days
 Listing Date 07-Oct-21 Distance 0.07km
 Listing Price Contact Agent

2 27A Oaklands Road Somerton Park SA 5044

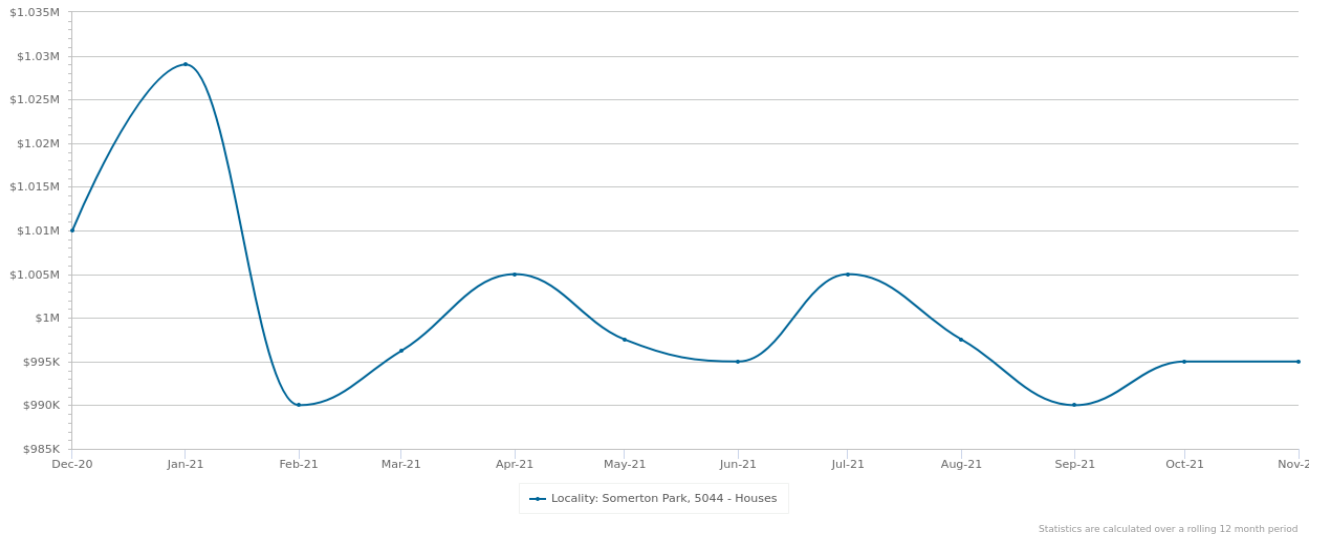


 -
  -
  -
  348m²
 -
 Year Built 2016 DOM 20 days
 Listing Date 28-Jan-22 Distance 0.15km
 Listing Price PRICE GUIDE IN EXCESS OF \$1,500,000

DOM = Days on market * This data point was edited by the author of this CMA and has not been verified by CoreLogic

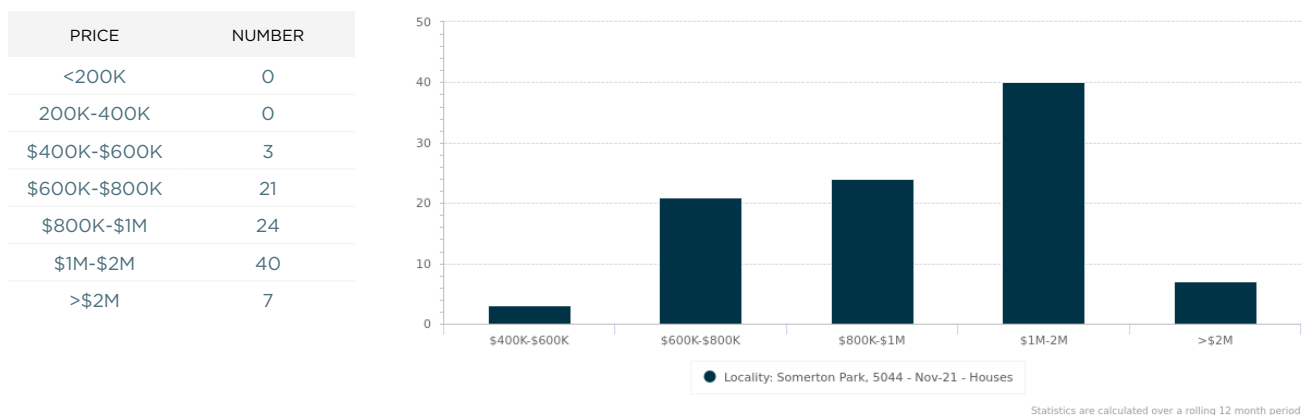
Recent Market Trends

Median Sale Price - 12 months (Commercial)



PERIOD	PROPERTIES SOLD	MEDIAN PRICE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
Nov 2021	11	\$995,000	0.0%	37	21	\$540
Oct 2021	8	\$995,000	0.5% ▲	42	12	\$530
Sep 2021	7	\$990,000	-0.8% ▼	43	13	\$515
Aug 2021	3	\$997,500	-0.7% ▼	44	12	\$540
Jul 2021	10	\$1,005,000	1.0% ▲	45	10	\$520
Jun 2021	15	\$995,000	-0.3% ▼	45	14	\$515
May 2021	7	\$997,500	-0.7% ▼	51	16	\$540
Apr 2021	8	\$1,005,000	0.9% ▲	50	12	\$530
Mar 2021	12	\$996,250	0.6% ▲	42	15	\$540
Feb 2021	4	\$990,000	-3.8% ▼	44	16	\$495
Jan 2021	2	\$1,029,000	1.9% ▲	49	14	\$487
Dec 2020	8	\$1,010,000	0.5% ▲	48	14	\$480

Sales by Price - 12 months (Commercial)



Long Term Market Trends

Median Sale Price - 20 years (Commercial)



PERIOD	PROPERTIES SOLD	MEDIAN PRICE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
2022	-	-	-	-	76	\$562
2021	95	\$995,000	-1.0% ▼	37	75	\$487
2020	80	\$1,005,000	4.9% ▲	45	94	\$465
2019	82	\$958,500	14.1% ▲	59	111	\$450
2018	63	\$840,000	9.1% ▲	36	96	\$455
2017	71	\$770,000	3.4% ▲	73	103	\$420
2016	89	\$745,000	5.7% ▲	45	131	\$445
2015	82	\$705,000	10.2% ▲	47	131	\$397
2014	80	\$640,000	-12.9% ▼	65	102	\$445
2013	59	\$735,000	20.7% ▲	63	106	\$390
2012	64	\$608,750	2.3% ▲	55	98	\$430
2011	53	\$595,000	-20.7% ▼	76	122	\$395
2010	92	\$750,000	31.6% ▲	61	109	\$370
2009	63	\$570,000	-6.6% ▼	75	112	\$350
2008	85	\$610,000	17.3% ▲	46	96	\$300
2007	104	\$520,000	2.6% ▲	47	110	\$300
2006	95	\$507,000	15.2% ▲	69	106	\$310
2005	78	\$440,000	2.5% ▲	59	85	-
2004	90	\$429,192	6.6% ▲	45	70	-
2003	84	\$402,500	22.0% ▲	68	66	\$240

Summary

17B Byre Avenue Somerton Park SA 5044



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