

Seaton Superannuation Fund

2017/2018

10 Dalaston Street Modbury SA 5092

Valuation - as per CoreLogic

\$376,561

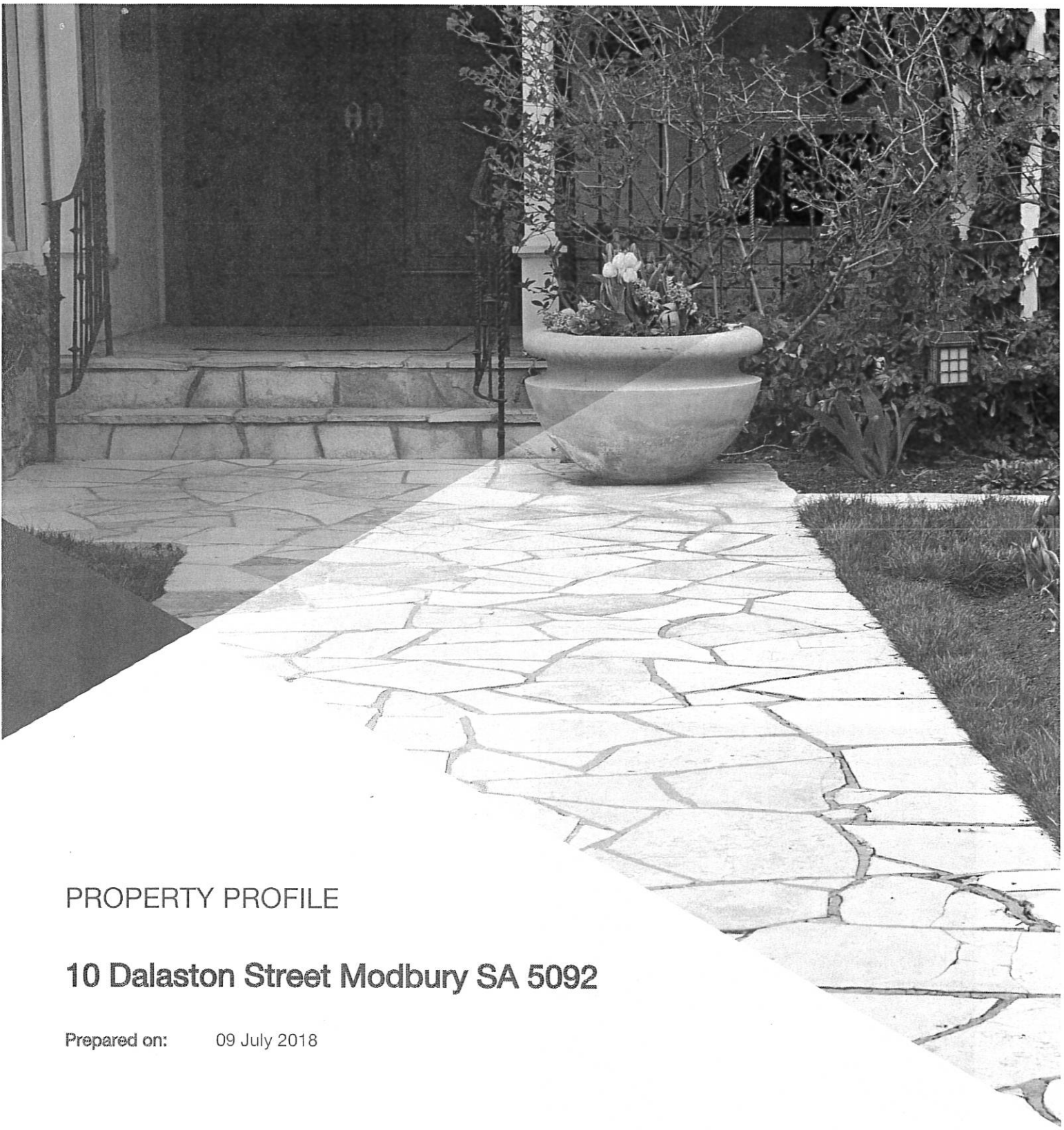
Less Fixtures & Fittings

7384

Market Value as per Balance Sheet

\$369,177

Seato-



PROPERTY PROFILE

10 Dalaston Street Modbury SA 5092

Prepared on: 09 July 2018

► PROPERTY DETAILS

Here we summarise the property's key details (which are accurate at the time of last sale).

Address:	10 Dalaston Street Modbury SA 5092	Lot/Plan:	A11/D10226
Council area:	Tea Tree Gully	Property type:	HOUSE
Year built:	1976	Floor area:	111m ²
Zone:	R(C), Residential (Central)		

► ESTIMATED PROPERTY VALUE

Here we provide an estimate of the property's value based on statistical data.

Estimated Value: **\$376,561**
Estimated Value Range: **\$350,000 - \$440,000**



High Confidence

This estimate is provided by CoreLogic, and is a computer generated, statistically derived estimate of the value of the subject property and 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.

How to read this estimate

The estimate has been broken into three confidence level categories based on the criteria listed below.

- High confidence is typically caused by a low degree of variability between the subject and comparable properties and/or high availability of comparable property data in the area.
- Medium confidence is typically caused by a medium degree of variability between the subject and comparable properties and/or medium availability of comparable property data in the area.
- Low confidence is typically caused by a high degree of variability between the subject and comparable properties and/or low availability of comparable property data in the area.

Doing your research

This estimate is a starting point only. To determine the property's value we recommend you supplement this estimate by doing other research to take into account a property's special features and current market conditions. You may want to consider:

- the current sale price
- last sale price / date
- recent sales in the area
- visiting the house (where possible)
- contacting an agent for a price guide on this property or similar ones in the area
- requesting a valuation from a licensed valuer

375000 30/6/17.

► PROPERTY ACTIVITY

Here we summarise the property's last sale and listing campaign activity (where available).

LAST SALE

Sale price:	\$200,000	Sale date:	29/03/2004
Sale advised by:	Government	Sold by:	Elaine Steven, Professionals Modbury

LAST SALE CAMPAIGN

Campaign period:	06/03/2004 - 29/03/2004	Latest ad price:	\$200,000
First ad price:	HIGH 100000'S LOW 200000'S	Listed by:	Elaine Steven, Professionals Modbury

LAST RENTAL CAMPAIGN

Campaign period:	30/04/2011 - 07/05/2011	Latest ad price:	\$285/W
Listed by:	Sandra Pitman, First National Real Estate - Burton Groves (Rla 1866)		

► PROPERTY SALE HISTORY

Sale price:	\$200,000	Sale date:	29/03/2004
Days on Market:	24	Sale type:	Consideration Represents Whole Interest For Property
Sale advised by:	Government	Sold by:	Elaine Steven, Professionals Modbury

► PROPERTY HISTORY - FOR SALE

Price description:	\$200,000	Campaign period:	06/03/2004 - 29/03/2004
First ad price:	HIGH 100000'S LOW 200000'S	Latest ad price:	\$200,000
Listing method:	Normal Sale	Days on Market:	24
Listed by:	Elaine Steven, Professionals Modbury		

► PROPERTY HISTORY - FOR RENT

Campaign period:	30/04/2011 - 07/05/2011	Latest ad price:	\$285/W
Days on Market:	8	Listed by:	Sandra Pitman, First National Real Estate - Burton Groves (Rla 1866)

► RECENTLY SOLD PROPERTIES

	<h3>8 Carty Avenue Modbury SA 5092</h3> <p>Sale price: \$415,000</p> <p>Sale date: 23/02/2018</p> <p>Days on Market: 64</p> <p>Sale type: Consideration Represents Whole Interest For Property</p> <p>Sold by: Zestment</p> <p>Campaign period: 22/12/2017 - 23/02/2018</p> <p>Latest ad price: \$395,000 to \$425,000</p>	<div>     </div> <p>Lot/Plan: A5/D7382</p> <p>Price variation at sale: -2.4%</p> <p>Sale advised by: Government</p> <p>Price description: \$395,000 To \$425,000</p> <p>First ad price: \$395,000 to \$425,000</p> <p>Ad price variation: -3.5%</p>
<p>from property: 0.2km</p>		
	<h3>7 Harkness Avenue Modbury SA 5092</h3> <p>Sale price: \$405,000</p> <p>Sale date: 25/05/2018</p> <p>Sale type: Consideration Represents Whole Interest For Property</p> <p>Sold by: Robins Real Estate</p>	<div>     </div> <p>Lot/Plan: A73/D6684</p> <p>Sale advised by: Government</p>
<p>from property: 1.0km</p>		
	<h3>5 Clyde Street Modbury SA 5092</h3> <p>Sale price: \$375,100</p> <p>Sale date: 21/03/2018</p> <p>Days on Market: 41</p> <p>Sale type: Consideration Represents Whole Interest For Property</p> <p>Sold by: Professionals Golden Grove - Golden Grove (Rla 249641)</p> <p>Campaign period: 09/02/2018 - 21/03/2018</p> <p>Latest ad price: \$365,000 - \$375,000</p>	<div>     </div> <p>Lot/Plan: A34/D7457</p> <p>Price variation at sale: 0.0%</p> <p>Sale advised by: Government</p> <p>Price description: \$365,000 - \$375,000</p> <p>First ad price: \$365,000 - \$375,000</p> <p>Ad price variation: 0.0%</p>
<p>from property: 1.0km</p>		
	<h3>24 Glenere Drive Modbury SA 5092</h3> <p>Sale price: \$374,000</p> <p>Sale date: 24/04/2018</p> <p>Days on Market: 63</p> <p>Sale advised by: Government</p> <p>Price description: Auction \$349,000</p> <p>First ad price: Auction \$349,000</p>	<div>     </div> <p>Lot/Plan: A12/D7022</p> <p>Sale type: Consideration Represents Whole Interest For Property</p> <p>Sold by: LJ Hooker - Walkerville Modbury</p> <p>Campaign period: 21/02/2018 - 24/04/2018</p> <p>Latest ad price: Auction \$349,000</p>
<p>from property: 1.3km</p>		

Distance from 10 Dalaston Street Modbury SA 5092

► PROPERTIES FOR SALE



No photo available

from property: 1.0km

38 Pompoota Road Modbury SA 5092

Price description: \$370,000 - \$389,000

Campaign period: 02/06/2018 - Current

First ad price: \$370,000 - \$389,000

Listing method: Normal Sale

Listed by: Antony Kershaw, Professionals Modbury

Latest ad price: \$370,000 - \$389,000

Days on Market: 38

Ad price variation: 0.0%



Lot/Plan: A62/D6684



from property: 1.4km

20 Glenere Drive Modbury SA 5092

Price description: \$360,000 - \$395,000

Campaign period: 07/06/2018 - Current

First ad price: Auction \$380,000

Listing method: Normal Sale

Listed by: Lidija Kies, LJ Hooker Walkerville | Modbury

Latest ad price: \$360,000 - \$395,000

Days on Market: 33



Lot/Plan: A10/D7022



from property: 0.8km

9 Alawa Avenue Modbury North SA 5092

Price description: \$335,000 - \$355,000

Campaign period: 03/07/2018 - Current

First ad price: \$335,000 - \$355,000

Listing method: Normal Sale

Listed by: Sam Burrell, Professionals Modbury/Golden Grove

Latest ad price: \$335,000 - \$355,000

Days on Market: 7

Ad price variation: 0.0%



Lot/Plan: A58/D7478



from property: 0.8km

38 Shepherd Street Ridgehaven SA 5097

Price description: \$348,900

Campaign period: 25/06/2015 - Current

First ad price: \$357,700

Listing method: Normal Sale

Listed by: Jing Li, Hickinbotham - Hackney

Latest ad price: \$348,900

Days on Market: 1111

Ad price variation: -2.5%



Lot/Plan: A137/D6091

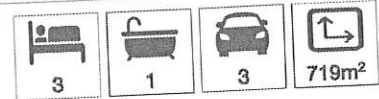
Distance from 10 Dalaston Street Modbury SA 5092

► PROPERTIES FOR RENT



128 Smart Road St Agnes SA 5097

Latest ad price: **\$340/W**
 Campaign period: 29/05/2018 - 27/06/2018
 Days on Market: 42



Lot/Plan: A91/D6832

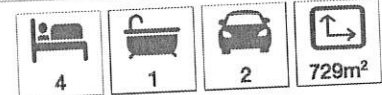
Listed by: Donna Rendell, L J Hooker Saint Peters

from property: 0.5km



8 Hazel Grove Ridgehaven SA 5097

Latest ad price: **\$395/W**
 Campaign period: 28/06/2018 - 05/07/2018
 Days on Market: 12



Lot/Plan: A29/D6306

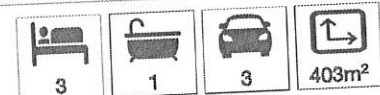
Listed by: Toni Schofield, Century 21 (156313) - First Choice

from property: 0.9km



41A Parcoola Avenue Hope Valley SA 5090

Latest ad price: **\$340/W**
 Campaign period: 22/06/2018 - 22/06/2018
 Days on Market: 18



Lot/Plan: A100/D64163

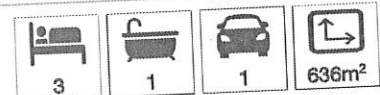
Listed by: Rachelle Semmens, Semmens Property Management - Norwood (Rla 246990)

from property: 1.0km



8 Tulip Street Ridgehaven SA 5097

Latest ad price: **\$340/W**
 Campaign period: 29/05/2018 - 28/06/2018
 Days on Market: 42



Lot/Plan: A37/D6306

Listed by: Jade Carapetis-Laube, L.J Hooker Walkerville | Modbury

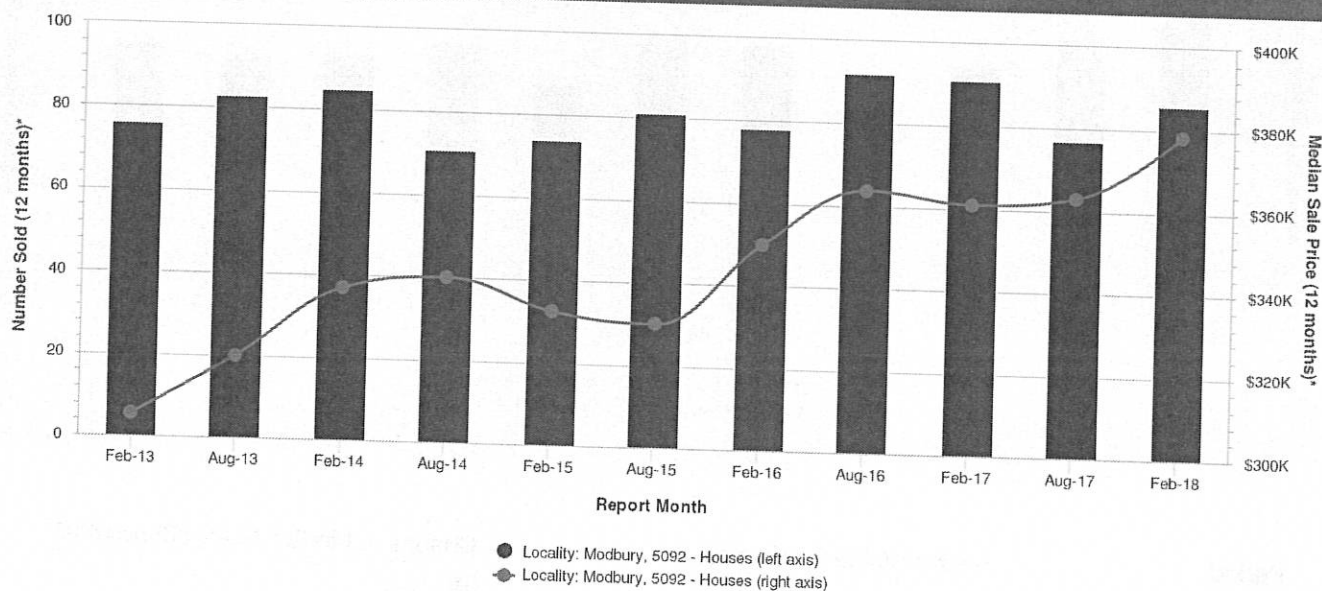
from property: 1.0km

Distance from 10 Dalaston Street Modbury SA 5092

► MODBURY INSIGHTS

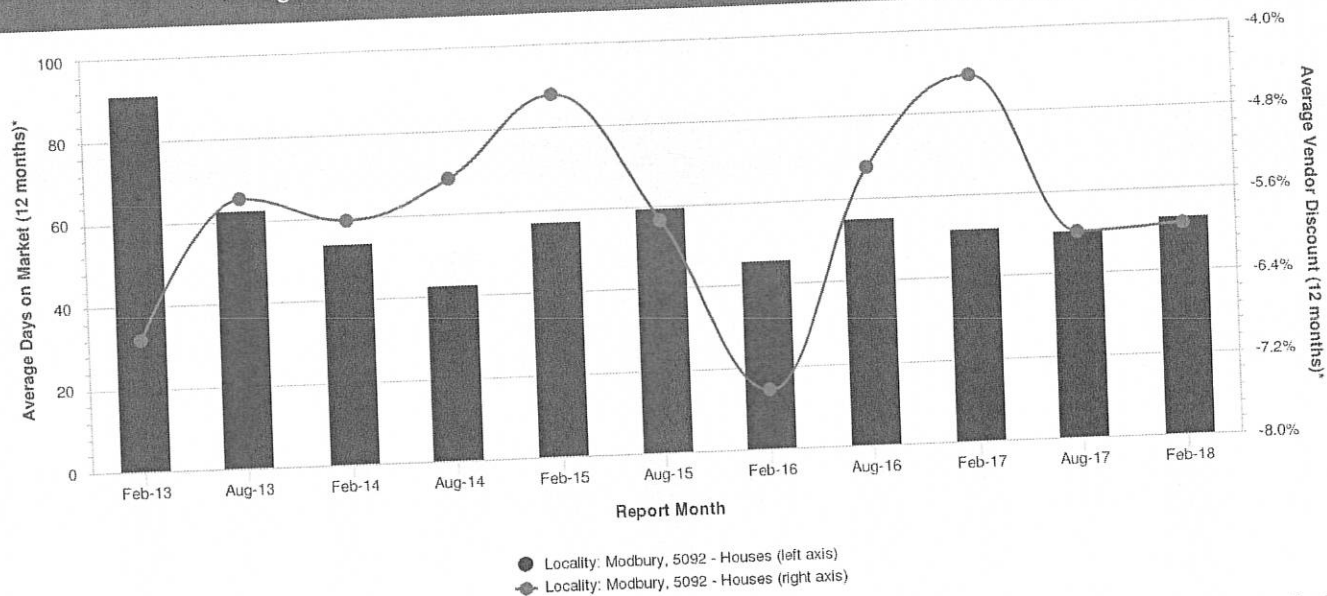
Here we help you understand more about the property's suburb including key metrics such as sales activity, price growth and rental yield.

Number Sold (12 months) vs. Median Sale Price (12 months)



*Statistics are calculated over a rolling 12 month period

Average Days on Market (12 months) vs. Average Vendor Discount (12 months)



*Statistics are calculated over a rolling 12 month period

Period	Median Value for Houses	Change in Median Value (12 months)
Feb-2018	\$371,733	↑ 4.9%
Feb-2017	\$354,406	↑ 0.4%
Feb-2016	\$353,080	↑ 1.9%
Feb-2015	\$346,534	↑ 4.6%
Feb-2014	\$331,405	↑ 5.8%

Statistics are calculated at the end of the displayed month

► DISCLAIMER

CoreLogic Disclaimer

Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

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.

An Estimated Value is current only at the date of publication or supply. CoreLogic expressly excludes any warranties and representations that an Estimated Value is an accurate representation as to the market value of the subject property. To the full extent permitted by law, CoreLogic excludes all liability for any loss or damage howsoever arising or suffered by the recipient, whether as a result of the recipient's reliance on the accuracy of an Estimated Value or otherwise arising in connection with an Estimated Value.

The listing prices shown represent the first and last listing price CoreLogic recorded in the advertising campaign for the property. In some instances we may have derived the price from the advertisement text. Where we have been unable to derive the price from the advertisement text (for example "Auctions"), the discount calculations will be unavailable.

State Government Copyright Notice and Disclaimer

SA - © 2018 Copyright in this information belongs to the South Australian Government and the South Australian Government does not accept any responsibility for the accuracy or completeness of the information or its suitability for purpose.

Publisher

RP Data Pty Ltd trading as CoreLogic Asia Pacific
ABN 67 087 759 171
P: 1300 734 318
E: support@corelogic.com.au