

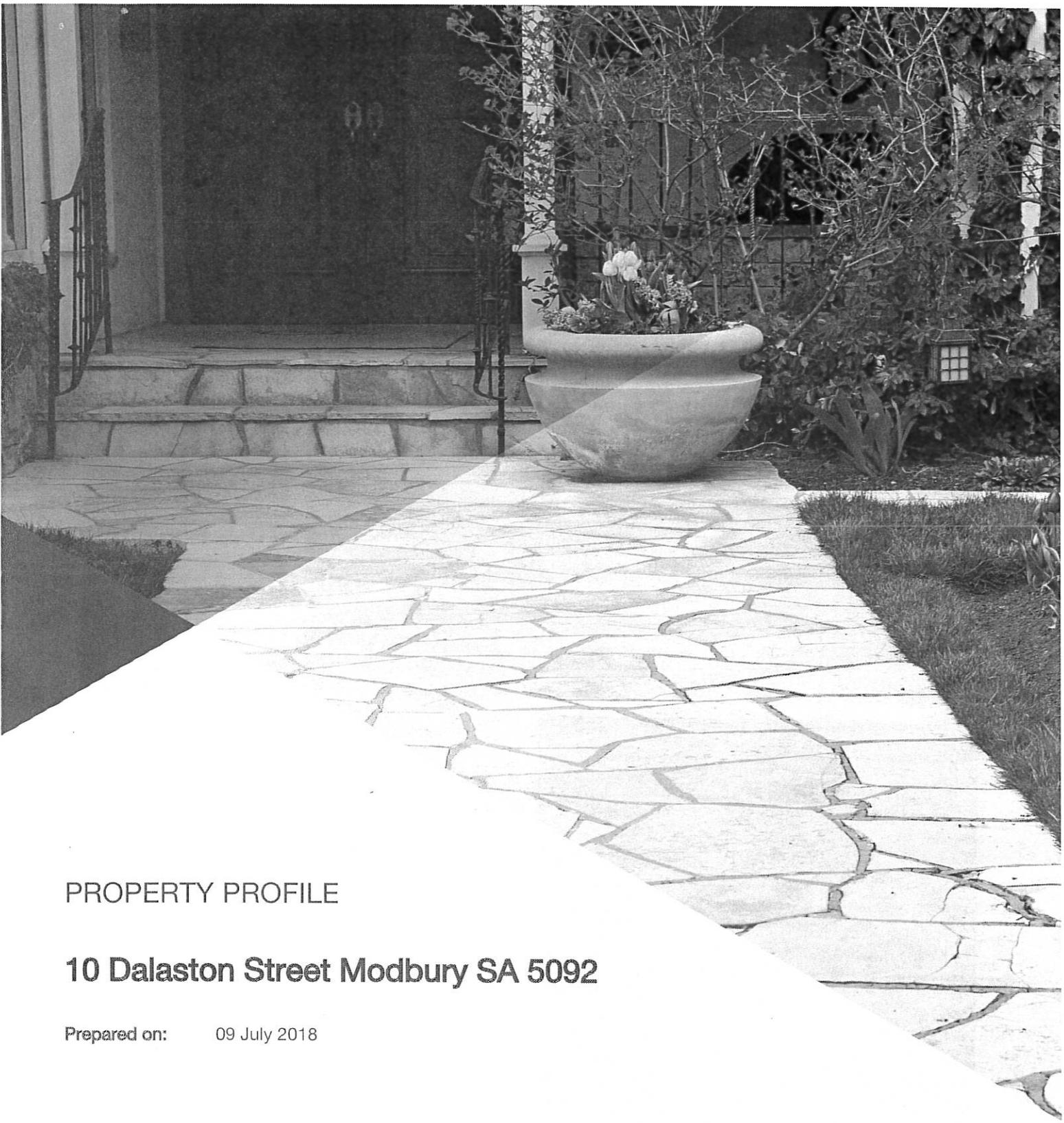
Section - Superannuation - Fund 2017/2018

10 Dalaston Street Modbury SA 5092

Valuation - as per CoreLogic \$376,561
Less Fixtures & Fittings 7384

Market Values per Balance sheet \$369,177

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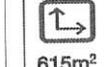


PROPERTY PROFILE

10 Dalaston Street Modbury SA 5092

Prepared on: 09 July 2018

10 Dalaston Street Modbury SA 5092

 3	 1	 1	 615m ²
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► 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	 High Confidence
Estimated Value Range:	\$350,000 - \$440,000	

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)

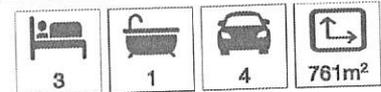
▶ RECENTLY SOLD PROPERTIES



from property: 0.2km

8 Carty Avenue Modbury SA 5092

Sale price: \$415,000
Sale date: 23/02/2018
Days on Market: 64
Sale type: Consideration Represents Whole Interest For Property
Sold by: Zestment
Campaign period: 22/12/2017 - 23/02/2018
Latest ad price: \$395,000 to \$425,000



Lot/Plan: A5/D7382

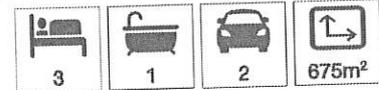
Price variation at sale: -2.4%
Sale advised by: Government
Price description: \$395,000 To \$425,000
First ad price: \$395,000 to \$425,000
Ad price variation: -3.5%



from property: 1.0km

7 Harkness Avenue Modbury SA 5092

Sale price: \$405,000
Sale date: 25/05/2018
Sale type: Consideration Represents Whole Interest For Property
Sold by: Robins Real Estate



Lot/Plan: A73/D6684

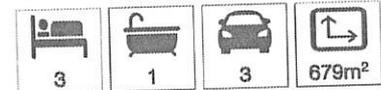
Sale advised by: Government



from property: 1.0km

5 Clyde Street Modbury SA 5092

Sale price: \$375,100
Sale date: 21/03/2018
Days on Market: 41
Sale type: Consideration Represents Whole Interest For Property
Sold by: Professionals Golden Grove - Golden Grove (R/a 249641)
Campaign period: 09/02/2018 - 21/03/2018
Latest ad price: \$365,000 - \$375,000



Lot/Plan: A34/D7457

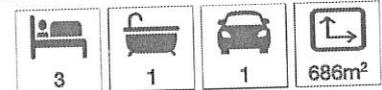
Price variation at sale: 0.0%
Sale advised by: Government
Price description: \$365,000 - \$375,000
First ad price: \$365,000 - \$375,000
Ad price variation: 0.0%



from property: 1.3km

24 Glenere Drive Modbury SA 5092

Sale price: \$374,000
Sale date: 24/04/2018
Days on Market: 63
Sale advised by: Government
Price description: Auction \$349,000
First ad price: Auction \$349,000



Lot/Plan: A12/D7022

Sale type: Consideration Represents Whole Interest For Property
Sold by: LJ Hooker - Walkerville Modbury
Campaign period: 21/02/2018 - 24/04/2018
Latest ad price: Auction \$349,000

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

 3	 1	 1	 750m ²
Lot/Plan: A62/D6684			
Latest ad price: \$370,000 - \$389,000		Days on Market: 38	
Ad price variation: 0.0%			



📍 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

 3	 1	 2	 Approx. 703m ²
Lot/Plan: A10/D7022			
Latest ad price: \$360,000 - \$395,000		Days on Market: 33	



📍 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

 3	 1	 3	 708m ²
Lot/Plan: A58/D7478			
Latest ad price: \$335,000 - \$355,000		Days on Market: 7	
Ad price variation: 0.0%			



📍 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

 3	 1	 2	 710m ²
Lot/Plan: A137/D6091			
Latest ad price: \$348,900		Days on Market: 1111	
Ad price variation: -2.5%			

📍 Distance from 10 Dalaston Street Modbury SA 5092

▶ PROPERTIES FOR RENT

 3	 1	 3	 719m ²
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Lot/Plan: A91/D6832



128 Smart Road St Agnes SA 5097

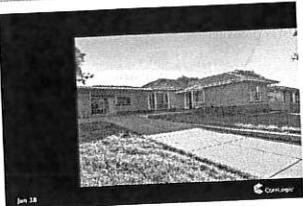
Latest ad price: \$340/W
 Campaign period: 29/05/2018 - 27/06/2018
 Days on Market: 42

Listed by: Donna Rendell, L J Hooker Saint Peters

📍 from property: 0.5km

 4	 1	 2	 729m ²
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Lot/Plan: A29/D6306



8 Hazel Grove Ridgehaven SA 5097

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

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

📍 from property: 0.9km

 3	 1	 3	 403m ²
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Lot/Plan: A100/D64163



41A Parcoola Avenue Hope Valley SA 5090

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

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

📍 from property: 1.0km

 3	 1	 1	 636m ²
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Lot/Plan: A37/D6306



8 Tulip Street Ridgehaven SA 5097

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

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

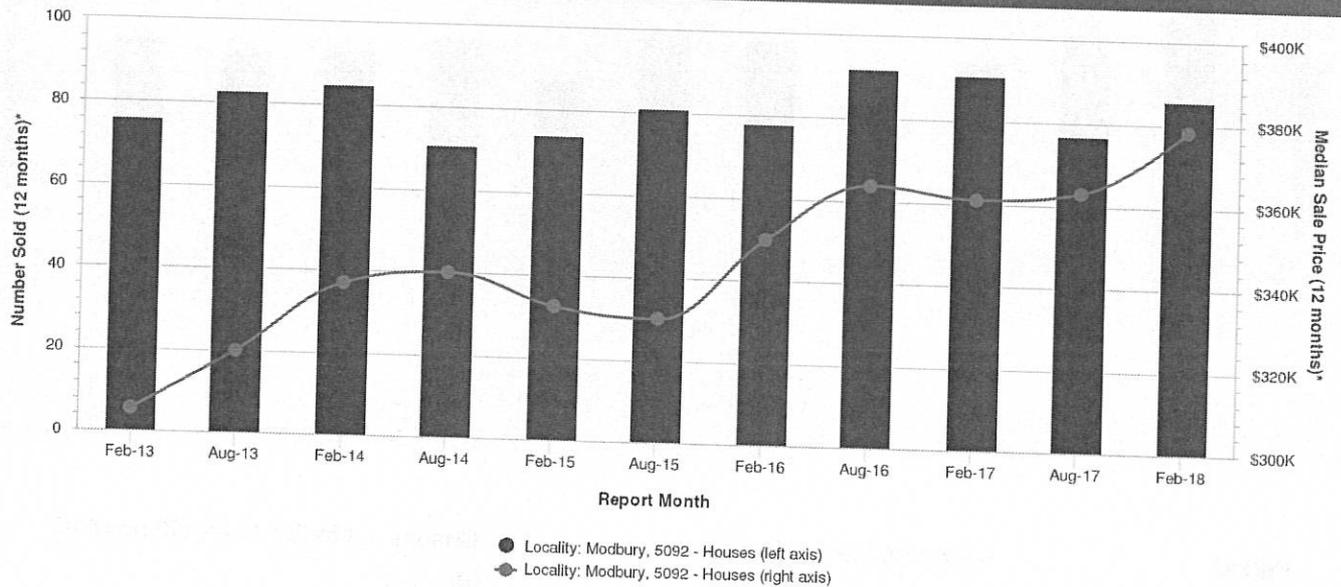
📍 from property: 1.0km

📍 Distance from 10 Dalaston Street Modbury SA 5092

► MODBURY INSIGHTS

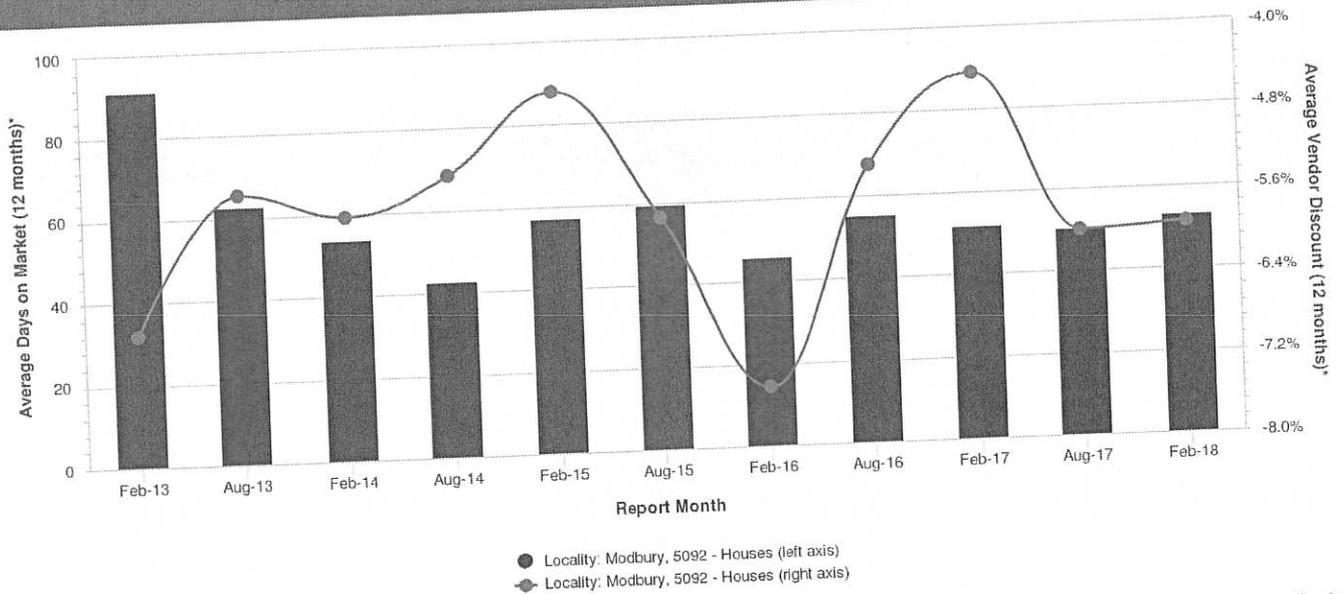
Here we help you understand more about the property's suburb including key metrics such as sales activity, price growth and rental yield.

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

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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.

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Publisher

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