



SINOVA
PROPERTY

INFO BOOKLET

Prepared For :

**13 Shirley Crescent
West Beach
SA 5024**

Agents:

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LOCAL RESIDENTIAL
SALESPERSON
EASTERN/CITY

RLA293907

PROPERTY FACT SHEET

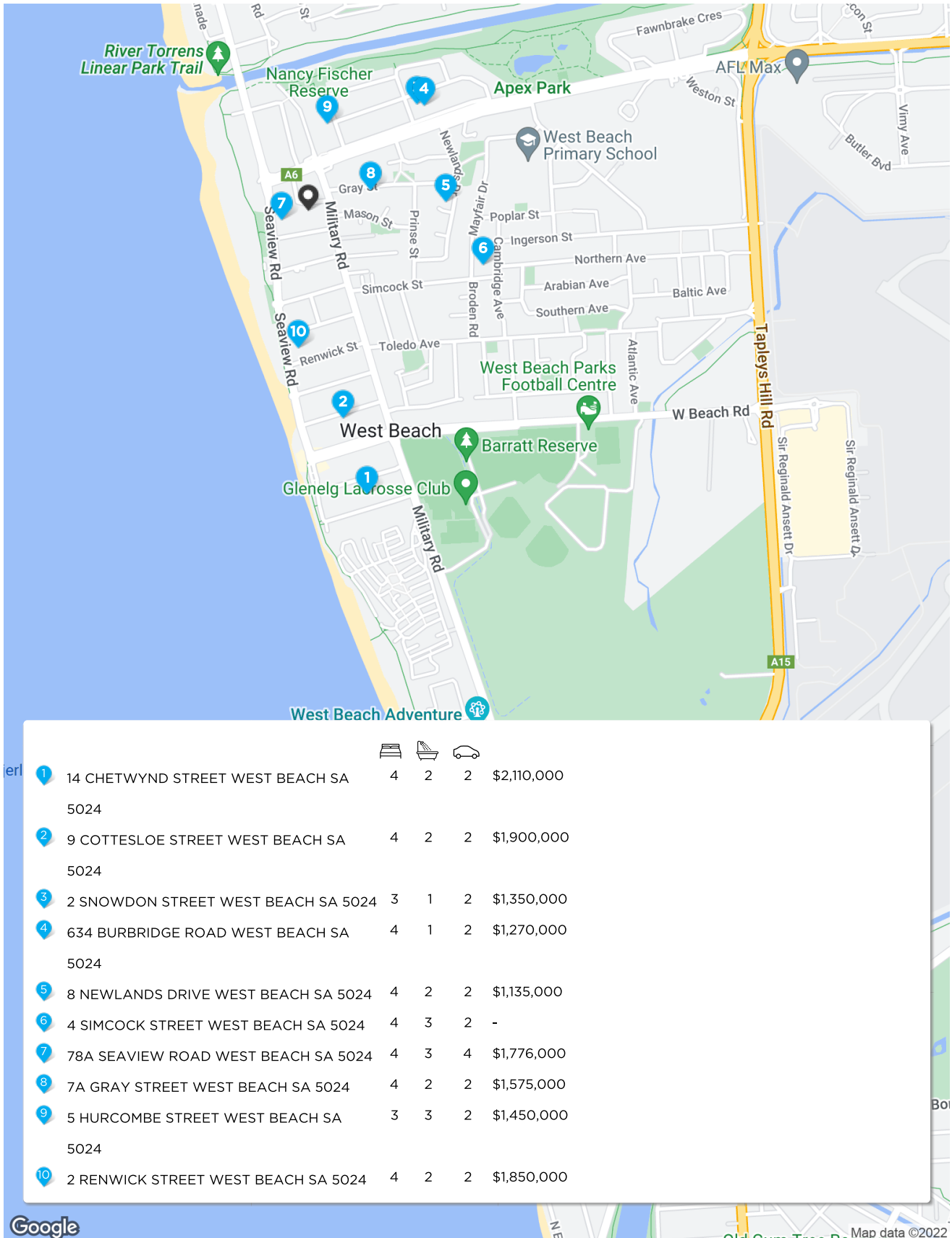


13 Shirley Crescent, West Beach SA 5024

When was the house built	Late 1964
Rates and outgoings (approx.)	• Council: \$3098.65 per annum • SA Water: \$306.28 per quarter • ESL: \$274.00 per year
Price	EOI, Closing on Monday 14 th Nov@1.00pm (USP)
Local Council	City of Charles Sturt
Is the homeowner occupied, tenanted or vacant	☐ Owner Occupied ☐ tenanted ☒ Vacant
Total Area Size	Land size: 775 sqm (approx.) & Building size: 317 sqm (approx.)
The features we love about this home includes:	• In a paramount location just metres from the stunning West Beach foreshore, this is your opportunity for a lifestyle upgrade where the curative powers of the ocean can be accessed every day. • The contemporary façade adds to the street appeal, heightened by the tiled roof and exposed brick walls. A paved driveway offers ample parking and leads to the double lock up garage. • To the left is a sprawling open-plan living and dining area, where large windows let the natural light flood in. There's a fireplace, ceiling fans and a nice outlook over the swimming pool. • New timber floorboards creating an instant impression of welcome as you enter. • The gorgeous kitchen has been fully renovated. There's a double sink sitting in stone benchtops with waterfall edges, and upmarket appliances include a Miele induction stove, a rangehood, oven and dishwasher. The cabinetry is of exceptional quality, offering plenty of storage space. • The main bathroom has been fully renovated to marble-look modernity. It comes with floor-to-ceiling tiles and a shower. There's a second main bathroom too, which has a spa-style bath, a separate shower and a double vanity. • There's an underground wine cellar or storage space
Distance from the Beach and surroundings	• 100m to the beach • 2.4km to Henley Square, Henley Beach • 20 minutes driving distance to Adelaide CBD
School Zone and Schools nearby	• West Beach Primary School (1.1km away) • Henley High (2.6km away)

All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries. All distances are approximate.

Map: Recent Sales



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

Recent Sales

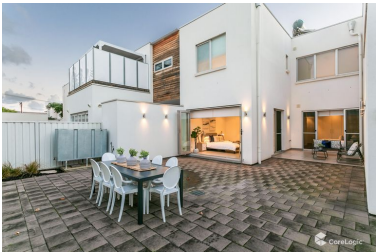
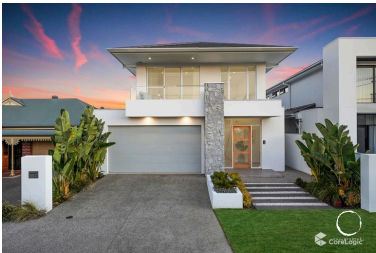
1	14 CHETWYND STREET WEST BEACH SA 5024		4 2 2 859m ² 186m ²	Sold Price ^{RS} \$2,110,000
	Year Built	1970	DOM	20
	Sold Date	06-Jun-22	Distance	0.94km
	First Listing	AUCTION ON SITE		
	Last Listing	AUCTION ON SITE		
2	9 COTTESLOE STREET WEST BEACH SA 5024		4 2 2 791m ² 203m ²	Sold Price \$1,900,000
	Year Built	1992	DOM	-
	Sold Date	01-Jun-22	Distance	0.69km
	First Listing	-		
	Last Listing	-		
3	2 SNOWDON STREET WEST BEACH SA 5024		3 1 2 768m ² 112m ²	Sold Price ^{RS} \$1,350,000
	Year Built	1955	DOM	19
	Sold Date	29-May-22	Distance	0.49km
	First Listing	AUCTION ON SITE		
	Last Listing	AUCTION ON SITE		
4	634 BURBRIDGE ROAD WEST BEACH SA 5024		4 1 2 766m ² -	Sold Price \$1,270,000
	Year Built	1965	DOM	-
	Sold Date	08-Jun-22	Distance	0.5km
	First Listing	-		
	Last Listing	-		
5	8 NEWLANDS DRIVE WEST BEACH SA 5024		4 2 2 670m ² 225m ²	Sold Price \$1,135,000
	Year Built	1979	DOM	55
	Sold Date	16-May-22	Distance	0.45km
	First Listing	AUCTION ON SITE		
	Last Listing	AUCTION ON SITE		

DOM = Days on market RS = Recent sale

UN = Undisclosed Sale

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Recent Sales

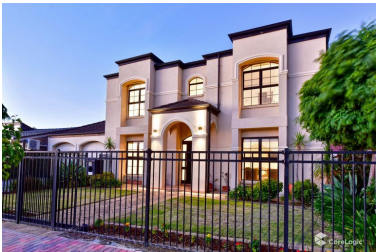
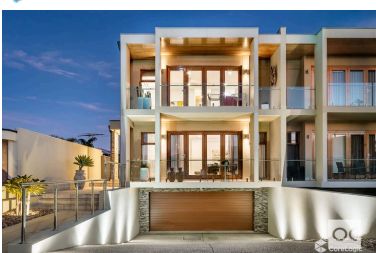
6	4 SIMCOCK STREET WEST BEACH SA 5024		4 3 2 2 557m ² 300m ² Year Built 1972 DOM 98 Sold Date 19-Sep-22 Distance 0.6km First Listing Contact Agent Last Listing \$1.57m - \$1.69m	Sold Price ^{RS} ^{UN}	
7	78A SEAVIEW ROAD WEST BEACH SA 5024		4 3 4 4 300m ² 249m ² Year Built 2010 DOM 24 Sold Date 24-Aug-22 Distance 0.09km First Listing AUCTION ON SITE Last Listing \$1,700,000 to \$1,750,000	Sold Price \$1,776,000	
8	7A GRAY STREET WEST BEACH SA 5024		4 2 2 2 375m ² 327m ² Year Built 2019 DOM 58 Sold Date 08-Jul-22 Distance 0.21km First Listing Contact Agent Last Listing \$1.55M Best Offers by Wed 25th May @ 12pm	Sold Price \$1,575,000	
9	5 HURCOMBE STREET WEST BEACH SA 5024		3 3 2 2 412m ² 229m ² Year Built 2015 DOM 57 Sold Date 26-Sep-22 Distance 0.28km First Listing AUCTION Last Listing Not Disclosed	Sold Price ^{RS} \$1,450,000	
10	2 RENWICK STREET WEST BEACH SA 5024		4 2 2 2 367m ² 270m ² Year Built 2011 DOM 255 Sold Date 29-Jun-22 Distance 0.45km First Listing \$1,150,000 - 1,200,000 Last Listing \$1,100,000 - \$1,500,000	Sold Price \$1,850,000	

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Recent Sales

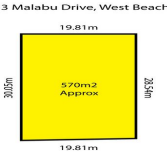
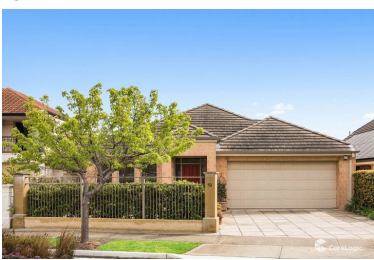
11	14A SIMCOCK STREET WEST BEACH SA 5024		 5  3  2  350m²  237m²	Sold Price \$1,470,000	
			Year Built 2020 DOM 14 Sold Date 06-Oct-22 Distance 0.48km First Listing Contact Agent Last Listing Contact Agent		
12	10 SIMCOCK STREET WEST BEACH SA 5024		 4  2  4  554m²  182m²	Sold Price \$1,770,000	
			Year Built 2001 DOM 71 Sold Date 05-Sep-22 Distance 0.53km First Listing Not Disclosed Last Listing \$849K-\$879K		
13	116A SEAVIEW ROAD HENLEY BEACH SOUTH SA 5022		 4  2  2  399m²  255m²	Sold Price \$3,050,000	
			Year Built 2017 DOM 11 Sold Date 10-Jun-22 Distance 0.54km First Listing Auction Last Listing Not Disclosed		
14	13A ROCKINGHAM STREET WEST BEACH SA 5024		 4  2  3  349m²  283m²	Sold Price \$1,900,000	
			Year Built 2008 DOM 88 Sold Date 26-Aug-22 Distance 0.58km First Listing \$1.8m - \$1.95m Last Listing \$1.8m - \$1.95m		
15	13 ROCKINGHAM STREET WEST BEACH SA 5024		 4  2  3  349m²  273m²	Sold Price \$1,850,000	
			Year Built 2008 DOM 52 Sold Date 20-Apr-22 Distance 0.58km First Listing Contact Agent Last Listing \$1.7M		

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Recent Sales

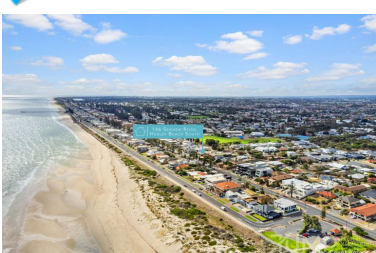
16	3 MALABU DRIVE WEST BEACH SA 5024	Sold Price RS UN
	3 2 2 573m² - Year Built 1994 DOM 20 Sold Date 25-Apr-22 Distance 0.63km First Listing AUCTION ON SITE Last Listing AUCTION ON SITE	
17	16 POPLAR STREET WEST BEACH SA 5024	Sold Price RS \$1,062,000
	4 1 1 586m² 158m² Year Built - DOM 19 Sold Date 30-Apr-22 Distance 0.64km First Listing Auction Saturday 30th April 10am On Si Last Listing Under Contract	
18	10 WALDRON STREET HENLEY BEACH SOUTH SA 5022	Sold Price \$1,272,500
	3 2 2 347m² 175m² Year Built 2017 DOM 113 Sold Date 17-May-22 Distance 0.75km First Listing \$760,000-\$820,000 Last Listing \$739,000-\$769,000	
19	135A MILITARY ROAD HENLEY BEACH SOUTH SA 5022	Sold Price \$1,500,000
	- - - 299m² - Year Built 2012 DOM - Sold Date 26-Sep-22 Distance 0.76km First Listing - Last Listing -	
20	52 WEST BEACH ROAD WEST BEACH SA 5024	Sold Price RS \$985,000
	3 2 2 378m² - Year Built - DOM 21 Sold Date 18-Oct-22 Distance 0.77km First Listing Offers Closing 18th October (USP) Last Listing Under Contract	

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Recent Sales

21	17 RIO VISTA AVENUE WEST BEACH SA 5024		3 1 2 702m ² 150m ² Year Built 1980 DOM 19 Sold Date 18-Sep-22 Distance 0.78km First Listing AUCTION ON SITE Last Listing AUCTION ON SITE	Sold Price ^{RS} \$1,205,000
22	13 SIMS STREET HENLEY BEACH SOUTH SA 5022		3 2 2 388m ² 102m ² Year Built 2009 DOM 7 Sold Date 06-May-22 Distance 0.79km First Listing 345000+ Last Listing 345000+	Sold Price \$1,101,500
23	9 SIMS STREET HENLEY BEACH SOUTH SA 5022		4 2 2 761m ² 162m ² Year Built 1958 DOM 68 Sold Date 06-Jun-22 Distance 0.82km First Listing Contact Agent Last Listing Contact Agent	Sold Price \$1,325,000
24	10 CANBERRA STREET HENLEY BEACH SOUTH SA 5022		3 2 1 396m ² 182m ² Year Built 2009 DOM 59 Sold Date 26-Aug-22 Distance 0.82km First Listing \$950k-\$1.045m Last Listing \$950k-\$1.045m	Sold Price \$991,000
25	146 SEAVIEW ROAD HENLEY BEACH SOUTH SA 5022		3 2 - 603m ² 197m ² Year Built 1960 DOM 90 Sold Date 19-Jul-22 Distance 0.85km First Listing Auction - date TBA Contact Agent Last Listing UNDER-CONTRACT	Sold Price ^{RS} ^{UN}

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Recent Sales

26

57 INGERSON STREET WEST BEACH SA 5024



3

1

4

632m²

139m²

Year Built

1975

DOM

37

Sold Date

17-Jun-22

Distance

0.85km

First Listing

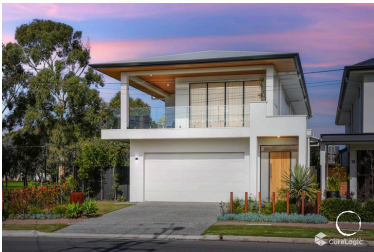
Contact Agent

Last Listing

Contact Agent

27

19A LEXINGTON ROAD HENLEY BEACH SOUTH SA 5022



4

3

2

427m²

242m²

Year Built

2022

DOM

31

Sold Date

27-Aug-22

Distance

0.89km

First Listing

Contact Agent

Last Listing

Auction On-Site Saturday 27th August @ 5:00PM

28

103 HALSEY ROAD HENLEY BEACH SOUTH SA 5022



4

1

1

624m²

145m²

Year Built

-

DOM

24

Sold Date

20-Aug-22

Distance

0.91km

First Listing

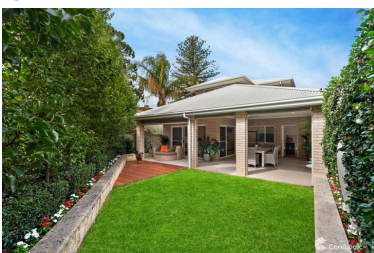
\$950k

Last Listing

\$950k

29

1 PHILLIPS STREET HENLEY BEACH SOUTH SA 5022



3

2

2

392m²

286m²

Year Built

2014

DOM

88

Sold Date

03-Jun-22

Distance

0.95km

First Listing

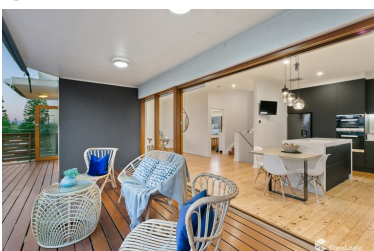
BEST OFFER by Monday 28/3/22 at 12noon (USP)

Last Listing

By negotiation

30

159 MILITARY ROAD HENLEY BEACH SOUTH SA 5022



5

3

2

512m²

231m²

Year Built

1969

DOM

15

Sold Date

25-May-22

Distance

1.03km

First Listing

Expressions of Interest

Last Listing

UNDER CONTRACT!

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Recent Sales

31 55 LEXINGTON ROAD HENLEY BEACH SOUTH SA 5022

Sold Price	\$2,030,000
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 4
  3
  2
  377m²
 -

Year Built	2022	DOM	63
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Sold Date	27-Sep-22	Distance	1.12km
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First Listing Contact Agent

Last Listing Contact Agent

32 621 BURBRIDGE ROAD WEST BEACH SA 5024

Sold Price	\$1,040,000
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 3
  2
  2
  483m²
 143m²

Year Built	2014	DOM	59
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Sold Date	19-May-22	Distance	1.23km
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First Listing \$660,000

Last Listing \$645,000

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Summary

13 SHIRLEY CRESCENT WEST BEACH SA 5024

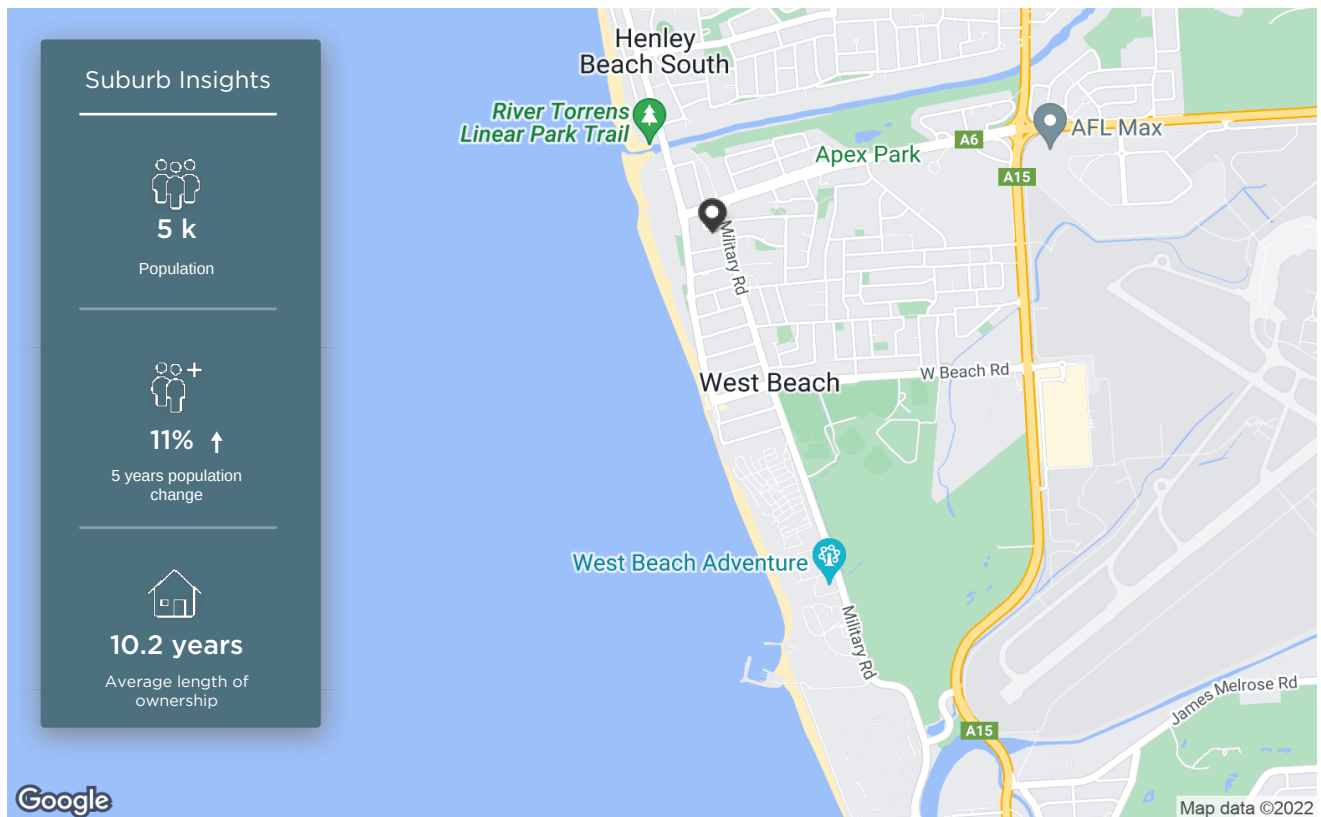


Appraisal price range

Notes from your agent

West Beach

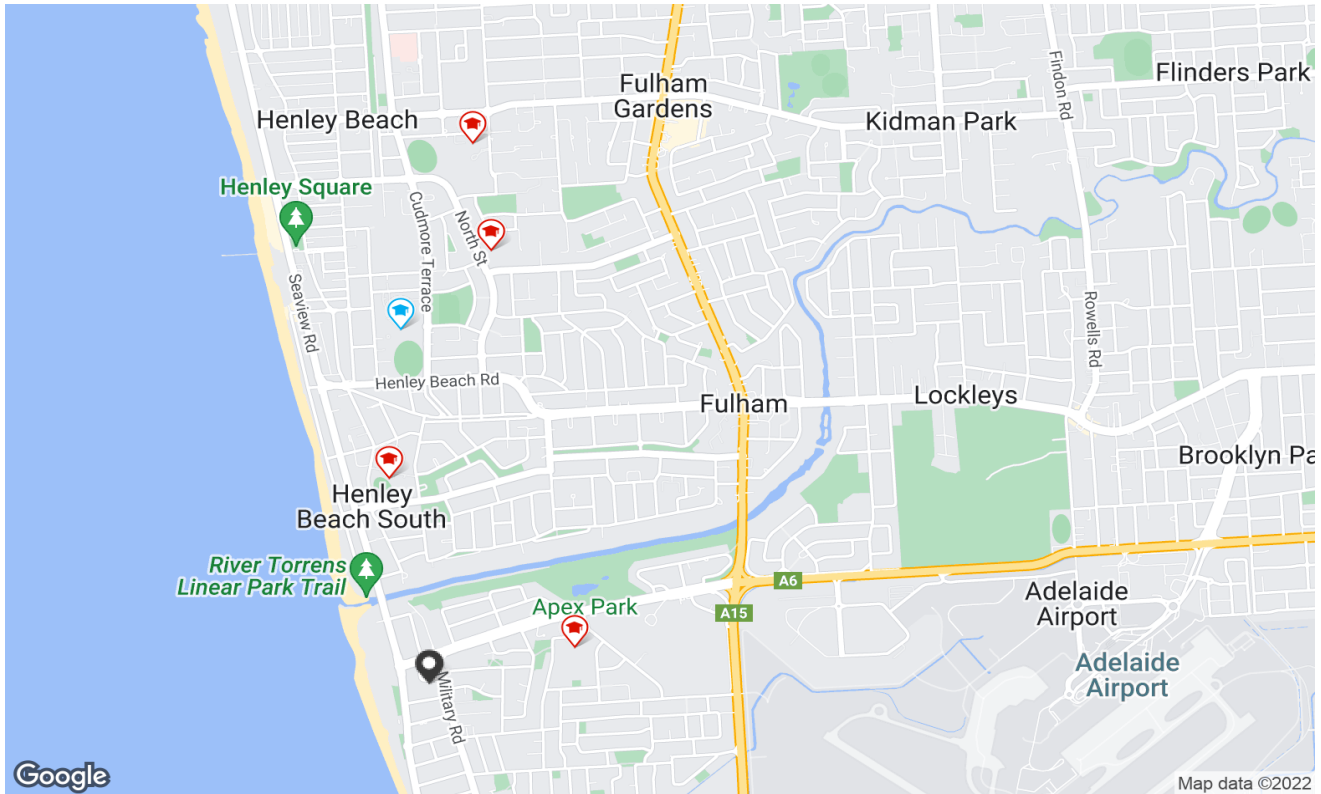
Demographic



The size of West Beach is approximately 4.3 square kilometres. It has 23 parks covering nearly 18.6% of total area. The population of West Beach in 2011 was 4,480 people. By 2016 the population was 4,951 showing a population growth of 10.5% in the area during that time. The predominant age group in West Beach is 40-49 years. Households in West Beach are primarily childless couples and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in West Beach work in a professional occupation. In 2011, 70.9% of the homes in West Beach were owner-occupied compared with 69.6% in 2016. Currently the median sales price of houses in the area is \$1,100,000.

HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Childless Couples	44.9	Owns Outright	39.5	0-15.6K	3.2	0-9	9.4
Couples with Children	42.4	Purchaser	30.1	15.6-33.8K	13.2	10-19	11.1
Single Parents	11.0	Renting	28.3	33.8-52K	14.4	20-29	11.8
Other	1.5	Other	0.3	52-78K	16.9	30-39	12.7
		Not Stated	1.7	78-130K	20.1	40-49	13.9
				130-182K	11.8	50-59	13.2
				182K+	12.0	60-69	11.4
						70-79	10.0
						80-89	4.8
						90-99	1.5

Local Schools



	SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
	West Beach Primary School LOT 75 Hector Street West Beach SA 5024	0.73km	Primary	Mixed	Government	0-7
	Henley Beach Primary School 38 Hazel Terrace Henley Beach South SA 5022	1.02km	Primary	Mixed	Government	0-7
	Henley High School LOT 51 Harvey Street Henley Beach SA 5022	1.75km	Secondary	Mixed	Government	8-12
	Fulham North Primary School LOT 220 North Street Henley Beach SA 5022	2.16km	Primary	Mixed	Government	0-7
	St Michael's College - Secondary Campus	2.67km	Combined	Mixed	Non-Government	0-12



Property is within school catchment area

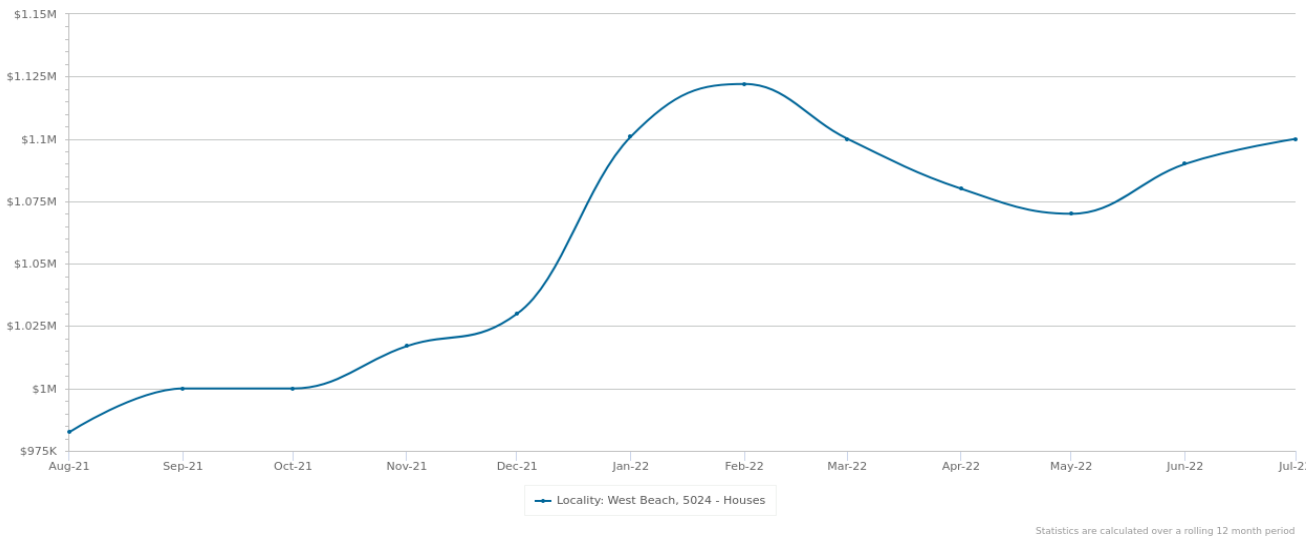


Property is outside school catchment area



Recent Market Trends

Median Sale Price - 12 months (House)



PERIOD	PROPERTIES SOLD	MEDIAN PRICE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
Jul 2022	5	\$1,100,000	0.9% ▲	36	12	\$610
Jun 2022	9	\$1,090,000	1.9% ▲	38	12	\$600
May 2022	6	\$1,070,000	-0.9% ▼	36	13	\$595
Apr 2022	6	\$1,080,000	-1.8% ▼	37	9	\$585
Mar 2022	9	\$1,100,000	-2.0% ▼	37	9	\$560
Feb 2022	6	\$1,122,000	1.9% ▲	44	16	\$570
Jan 2022	8	\$1,101,000	6.9% ▲	42	16	\$555
Dec 2021	3	\$1,030,000	1.3% ▲	37	11	\$555
Nov 2021	6	\$1,017,000	1.7% ▲	41	12	\$520
Oct 2021	8	\$1,000,000	0.0%	46	5	\$527
Sep 2021	5	\$1,000,000	1.8% ▲	52	7	\$520
Aug 2021	5	\$982,500	8.7% ▲	64	12	\$542

Sales by Price - 12 months (House)



Long Term Market Trends

Median Sale Price - 20 years (House)



Statistics are calculated over a rolling 12 month period

PERIOD	PROPERTIES SOLD	MEDIAN PRICE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
2022	76	\$1,100,000	21.7% ▲	36	54	\$637
2021	61	\$904,000	0.4% ▲	61	47	\$520
2020	52	\$900,000	14.9% ▲	47	49	\$530
2019	52	\$783,000	0.1% ▲	50	66	\$485
2018	51	\$782,000	8.5% ▲	59	69	\$490
2017	56	\$721,000	-4.6% ▼	38	76	\$480
2016	50	\$756,000	0.8% ▲	44	74	\$465
2015	77	\$750,000	16.3% ▲	61	91	\$485
2014	76	\$645,000	0.4% ▲	61	101	\$450
2013	66	\$642,500	2.8% ▲	103	113	\$420
2012	68	\$625,000	-2.3% ▼	74	107	\$450
2011	55	\$640,000	1.6% ▲	77	102	\$392
2010	65	\$630,000	20.9% ▲	60	97	\$415
2009	48	\$521,000	5.3% ▲	61	89	\$340
2008	61	\$495,000	10.0% ▲	66	77	\$330
2007	76	\$450,000	4.6% ▲	57	81	\$320
2006	57	\$430,100	11.7% ▲	105	87	\$277
2005	53	\$385,000	6.9% ▲	70	68	-
2004	51	\$360,000	6.2% ▲	42	63	-
2003	50	\$339,000	16.9% ▲	47	33	-

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Form R3

Buyers information notice

Land and Business (Sale and Conveyancing) Act 1994 section 13A

Land and Business (Sale and Conveyancing) Regulations 2010 regulation 17

Before you buy a home there are a number of things that you should investigate and consider. Though it may not be obvious at the time, there could be matters that may affect your enjoyment of the property, the safety of people on the property or the value of the property.

The following questions may help you to identify if a property is appropriate to purchase. In many cases the questions relate to a variety of laws and standards. These laws and standards change over time, so it is important to seek the most up to date information. Various government agencies can provide up to date and relevant information on many of these questions. To find out more, Consumer and Business Services recommends that you check the website: www.cbs.sa.gov.au

Consider having a professional building inspection done before proceeding with a purchase. A building inspection will help you answer some of the questions below.

The questions have been categorised under the headings **Safety**, **Enjoyment** and **Value**, but all of the issues are relevant to each heading.

Safety

- Is there **asbestos** in any of the buildings or elsewhere on the property eg sheds and fences?
- Does the property have any significant **defects** eg **cracking** or **salt damp**? Have the wet areas been waterproofed?
- Is the property in a **bushfire** prone area?
- Are the **electrical wiring, gas installation, plumbing and appliances** in good working order and in good condition? Is a **safety switch** (RCD) installed? Is it working?
- Are there any prohibited **gas appliances** in bedrooms or bathrooms?
- Are **smoke alarms** installed in the house? If so, are they hardwired? Are they in good working order and in good condition? Are they compliant?
- Is there a **swimming pool and/or spa pool** installed on the property? Are there any safety barriers or fences in place? Do they conform to current standards?
- Does the property have any **termite** or other pest infestations? Is there a current preventive termite treatment program in place? Was the property treated at some stage with persistent organochlorins (now banned) or other **toxic** termiticides?
- Has fill been used on the site? Is the soil contaminated by **chemical residues** or waste?
- Does the property use **cooling towers** or manufactured warm water systems? If so, what are the maintenance requirements?

Enjoyment

- Does the property have any **stormwater** problems?
- Is the property in a **flood prone** area? Is the property prone to coastal flooding?
- Does the property have an on-site **wastewater treatment facility** such as a septic tank installed? If so, what are the maintenance requirements? Is it compliant?
- Is a **sewer mains connection** available?
- Are all gutters, downpipes and stormwater systems in good working order and in good condition?
- Is the property near **power lines**? Are there any trees on the property near power lines? Are you considering planting any trees? Do all structures and trees maintain the required clearance from any power lines?
- Are there any **significant** trees on the property?
- Is this property a unit on **strata or community title**? What could this mean for you? Is this property on strata or community title? Do you understand the restrictions of use and the financial obligations of ownership? Will you have to pay a previous owner's debt or the cost of planned improvements?
- Is the property close to a hotel, restaurant or other venue with entertainment consent for live music? Is the property close to any industrial or commercial activity, a busy road or airport etc that may result in the generation of **noise** or the **emission of materials or odours** into the air?
- What appliances, equipment and fittings are included in the sale of the property?
- Is there sufficient car parking space available to the property?

Value

- Are there any **illegal or unapproved additions**, extensions or alterations to the buildings on the property?
- How **energy efficient** is the home, including appliances and lighting? What **energy sources** (eg electricity, gas) are available?
- Is the property connected to SA Water operated and maintained **mains water**? Is a mains water connection available? Does the property have a **recycled water** connection? What sort of water meter is located on the property (a **direct or indirect meter** – an indirect meter can be located some distance from the property)? Is the property connected to a water meter that is also serving another property?
- Are there water taps outside the building? Is there a watering system installed? Are they in good working order and in good condition?
- Does the property have **alternative sources** of water other than mains water supply (including **bore or rainwater**)? If so, are there any special maintenance requirements?

For more information on these matters visit: www.cbs.sa.gov.au

Disclaimer: There may be other issues relevant to the purchase of real estate. If you are unable to ascertain enough information about the questions raised in this form and any other concerns you may have we strongly recommend you obtain independent advice through a building inspection, a lawyer, and a financial adviser.

Form R7

Warning Notice

Financial and Investment Advice

Land and Business (Sale and Conveyancing) Act 1994 section 24B

Land and Business (Sale and Conveyancing) Regulations 2010 regulation 21

A land agent or sales representative who provides financial or investment advice to you in connection with the sale or purchase of land or a business is obliged to tell you the following —

You should assess the suitability of any purchase of the land or business in light of your own needs and circumstances by seeking independent financial and legal advice.

NOTE: For the purposes of section 24B of the Act, an agent or sales representative who provides financial or investment advice to a person in connection with the sale or purchase of land or a business must

- in the case of oral advice - immediately before giving the advice, give the person warning of the matters set out in this Form orally, prefaced by the words "**I am legally required to give you this warning**"; or
- in the case of written advice - at the same time as giving the advice or as soon as reasonably practicable after giving the advice, give the person this Form, printed or typewritten in not smaller than 12-point type.