PROPERTY FACT SHEET



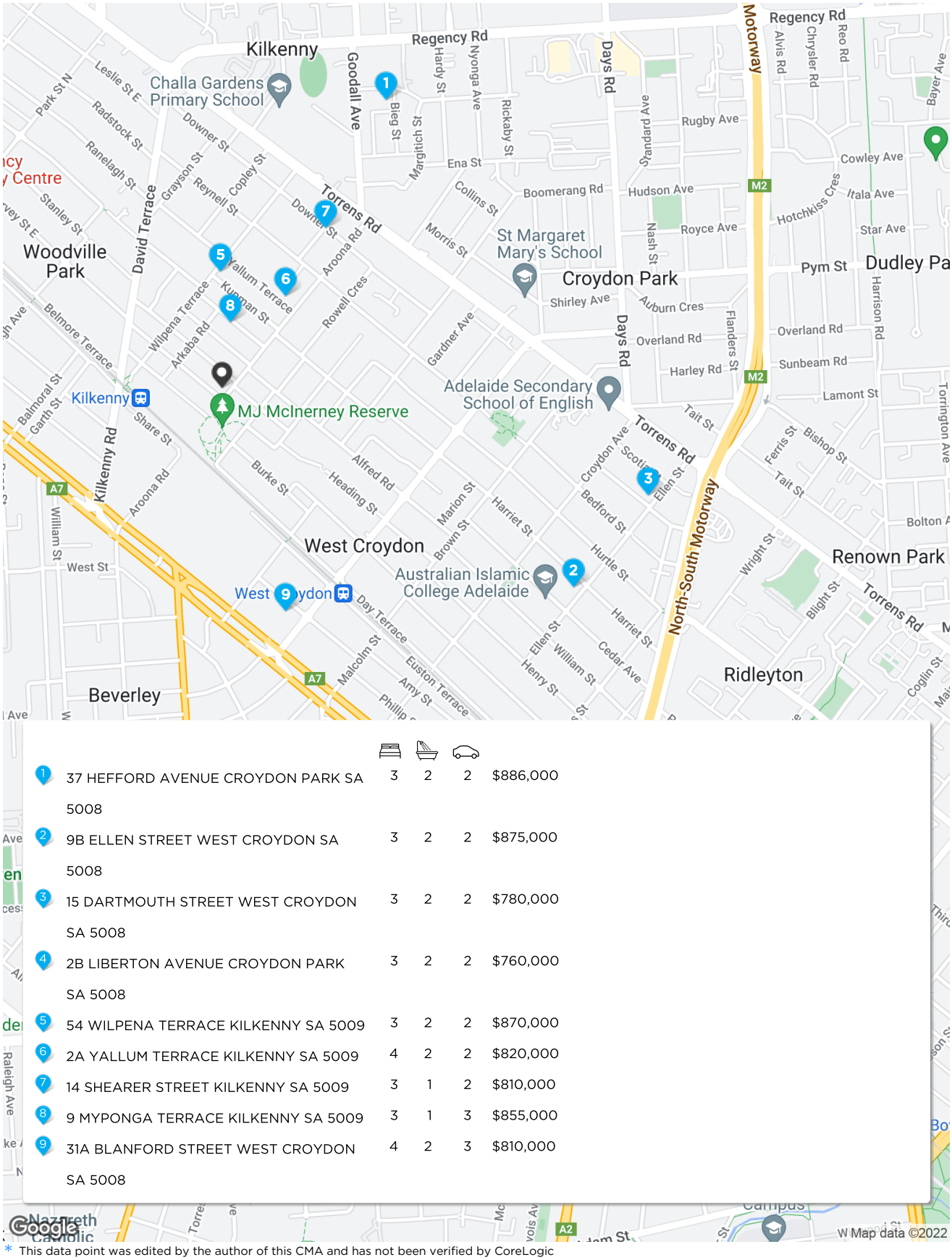
4 Mundulla Street, Kilkenny, SA 5009

When was the house built?	2010
Electricity and Gas	Connected
Price	Auction on 10th December, 12:00pm onsite
Is the home owner occupied, tenanted or vacant?	☐ Owner Occupied ☐ tenanted ☒ Vacant
Local Council?	City of Charles Sturt
Total Area Size?	Building area: 218 sqm (approx.) Land area: 353sqm (approx.)
Other features?	▪ Torrens-titled standalone property ▪ Paved front yard with metal fence, automatic sliding gate ▪ Well-executed floor plan leads you to the open plan kitchen, living and dining ▪ Separate multipurpose living area can be a great playroom or TV room ▪ Kitchen with plenty of storage, bench space, walk-in pantry, dishwasher, 600mm gas cooktop, oven, rangehood ▪ Three large bedrooms, all with built-ins ▪ Master bedroom with its own ensuite bathroom ▪ Paved backyard, low-maintenance living ▪ Instant gas hot water, ducted heating and cooling, 3.8-kw solar panels
Local schools?	Kilkenny Primary School, Woodville High School
Nearby	Welland Plaza, Armada Arndale, HOYTS Arndale, local restaurants and cafes
Outgoing	Council rate: $1362 per annual (approx.) Emergency service levy: $152 per annual (approx.)

Jarrod Leow **0402 855 996 | jarrod.leow@sinova.com.au**
Chea Chee Tan **0405 018 873 | cc.tan@sinvoa.com.au**
RLA 293907

SINOVA PROPERTY

Recent Sales



1	37 HEFFORD AVENUE CROYDON PARK SA 5008	3	2	2	$886,000
2	9B ELLEN STREET WEST CROYDON SA 5008	3	2	2	$875,000
3	15 DARTMOUTH STREET WEST CROYDON SA 5008	3	2	2	$780,000
4	2B LIBERTON AVENUE CROYDON PARK SA 5008	3	2	2	$760,000
5	54 WILPENA TERRACE KILKENNY SA 5009	3	2	2	$870,000
6	2A YALLUM TERRACE KILKENNY SA 5009	4	2	2	$820,000
7	14 SHEARER STREET KILKENNY SA 5009	3	1	2	$810,000
8	9 MYPONGA TERRACE KILKENNY SA 5009	3	1	3	$855,000
9	31A BLANFORD STREET WEST CROYDON SA 5008	4	2	3	$810,000

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Recent Sales

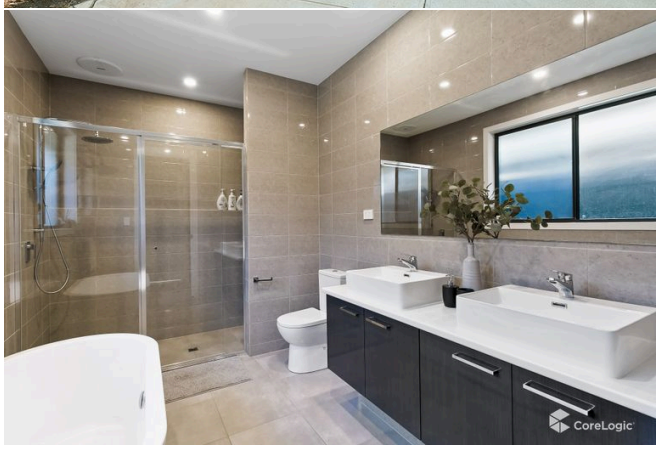
37 HEFFORD AVENUE CROYDON PARK SA 5008

Sold Price **$886,000**

3 2 2 348m² 159m²





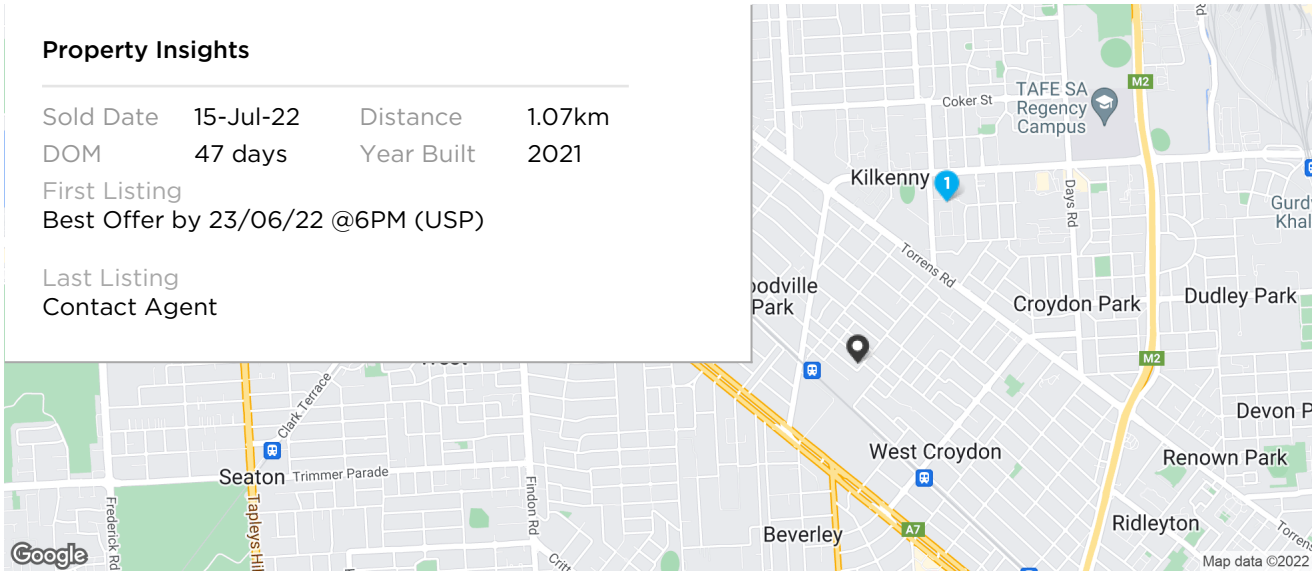


Property Insights

Sold Date	15-Jul-22	Distance	1.07km
DOM	47 days	Year Built	2021

First Listing
Best Offer by 23/06/22 @6PM (USP)

Last Listing
Contact Agent



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Recent Sales

9B ELLEN STREET WEST CROYDON SA 5008

Sold Price **$875,000**

3 2 2 345m² 180m²





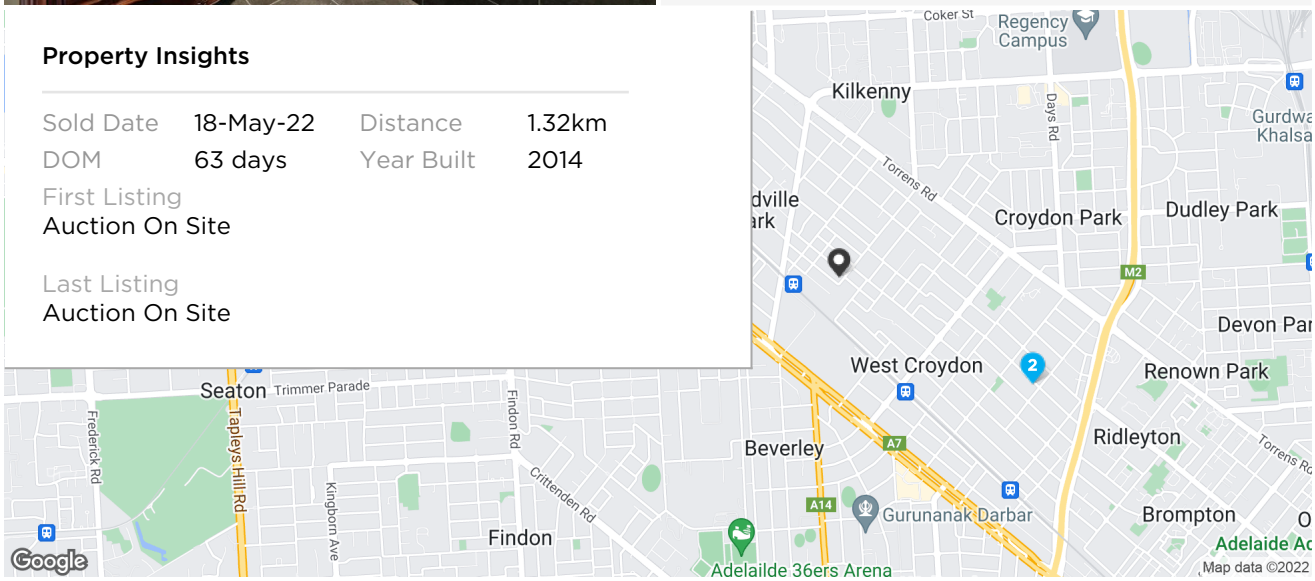


Property Insights

Sold Date	18-May-22	Distance	1.32km
DOM	63 days	Year Built	2014

First Listing
Auction On Site

Last Listing
Auction On Site



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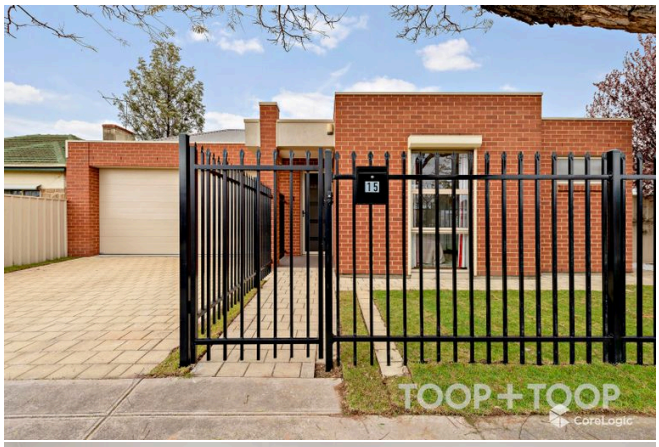
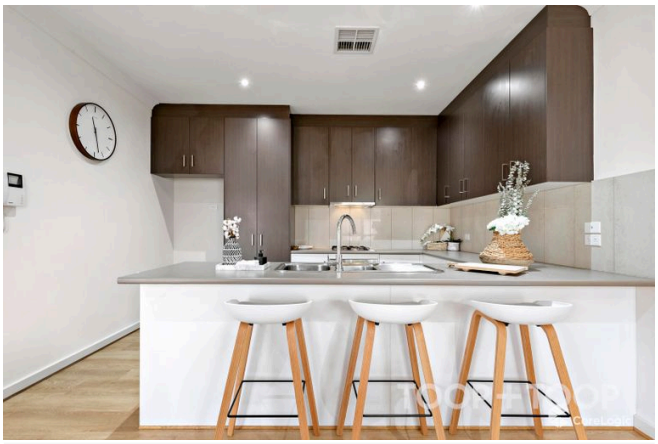
Recent Sales

15 DARTMOUTH STREET WEST CROYDON SA 5008

Sold Price **$780,000**

3 2 2 346m² 136m²

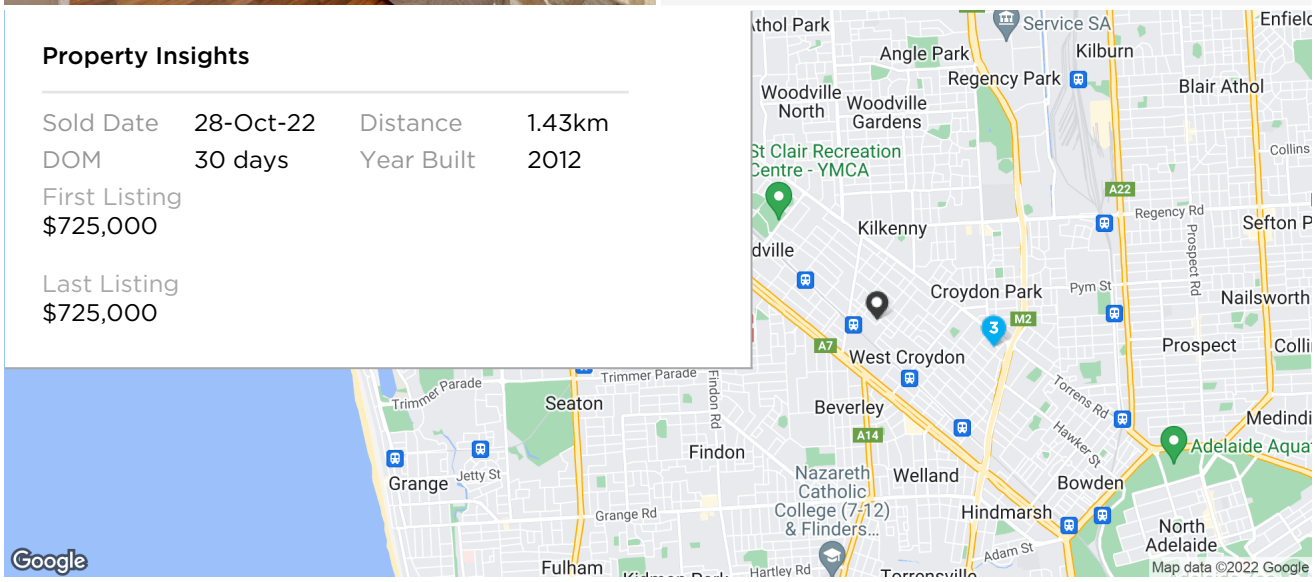






Property Insights

Sold Date	28-Oct-22	Distance	1.43km
DOM	30 days	Year Built	2012
First Listing	$725,000		
Last Listing	$725,000		



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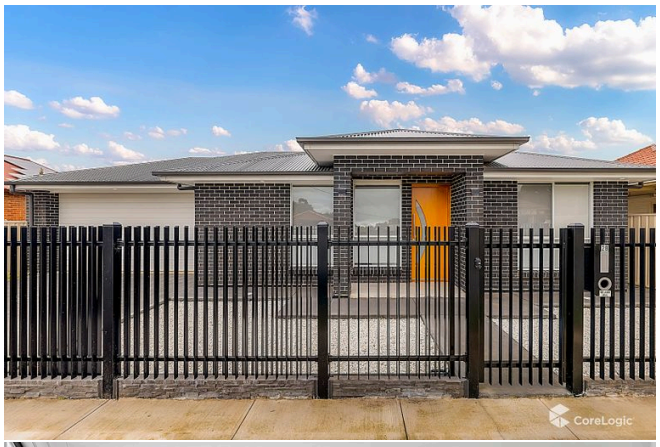
Recent Sales

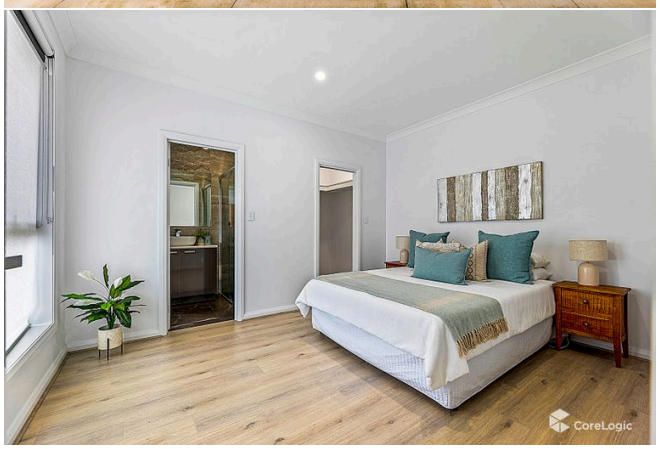
2B LIBERTON AVENUE CROYDON PARK SA 5008

Sold Price **$760,000**

3 2 2 300m² 126m²







Property Insights

Sold Date	20-Oct-22	Distance	-
DOM	53 days	Year Built	2021

First Listing
Auction On-Site Saturday 17th September 11:30AM

Last Listing
Auction On-Site Saturday 17th September 11:30AM

This property contains incomplete location data

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

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Recent Sales

5 54 WILPENA TERRACE KILKENNY SA 5009

Sold Price RS **$870,000**



3 | 2 | 2 | 726m² | 135m²

Year Built	1920	DOM	23
Sold Date	01-Oct-22	Distance	0.37km
First Listing	Auction On-Site		
Last Listing	Sold by Thomas Crawford - Toop+Toop		

6 2A YALLUM TERRACE KILKENNY SA 5009

Sold Price **$820,000**



4 | 2 | 2 | 350m² | 192m²

Year Built	2004	DOM	78
Sold Date	05-Aug-22	Distance	0.36km
First Listing	Auction On Site		
Last Listing	$869,000 to $899,000		

7 14 SHEARER STREET KILKENNY SA 5009

Sold Price **$810,000**



3 | 1 | 2 | 416m² | 132m²

Year Built	1920	DOM	48
Sold Date	22-Mar-22	Distance	0.61km
First Listing	Contact Agent		
Last Listing	Contact Agent		

8 9 MYPONGA TERRACE KILKENNY SA 5009

Sold Price **$855,000**



3 | 1 | 3 | 488m² | 131m²

Year Built	1900	DOM	53
Sold Date	21-Mar-22	Distance	0.21km
First Listing	Auction 19 February 2022, 11:00am USP		
Last Listing	UNDER CONTRACT - Contact Agent		

9 31A BLANFORD STREET WEST CROYDON SA 5008

Sold Price RS **$810,000**



4 | 2 | 3 | 531m² | 188m²

Year Built	2011	DOM	33
Sold Date	28-Oct-22	Distance	0.76km
First Listing	Best Offers By Monday 10th October 12:00PM (USP)		
Last Listing	Best Offers By Monday 10th October 12:00PM (USP)		

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

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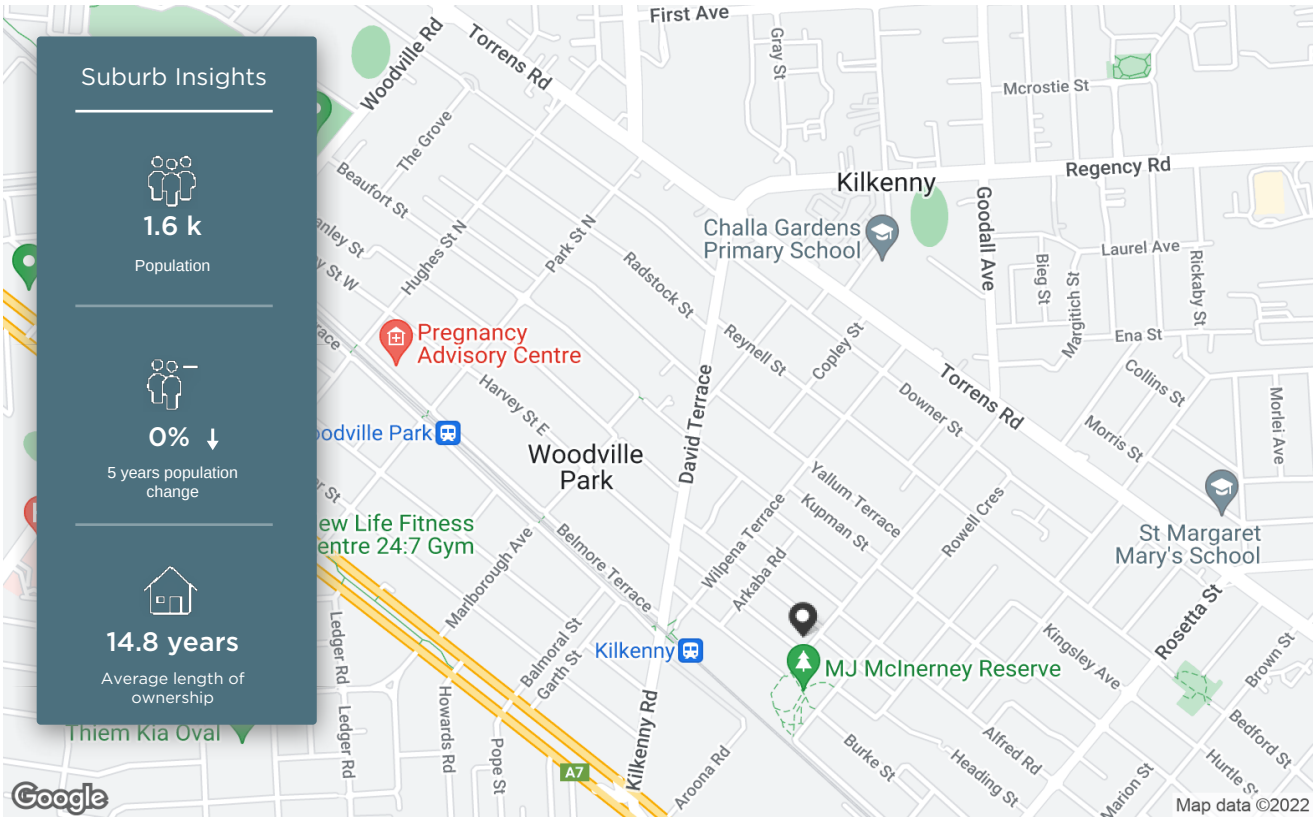
Kilkenny

Demographic



The size of Kilkenny is approximately 1.1 square kilometres. It has 3 parks covering nearly 0.8% of total area. The population of Kilkenny in 2011 was 1,633 people. By 2016 the population was 1,641 showing a population growth of 0.5% in the area during that time. The predominant age group in Kilkenny is 40-49 years. Households in Kilkenny are primarily couples with children and are likely to be repaying $1800 - $2399 per month on mortgage repayments. In general, people in Kilkenny work in a professional occupation. In 2011, 62.2% of the homes in Kilkenny were owner-occupied compared with 60.6% in 2016. Currently the median sales price of houses in the area is $640,000.

HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Childless Couples	36.6	Owns Outright	32.1	0-15.6K	5.0	0-9	9.8
Couples with Children	43.6	Purchaser	28.5	15.6-33.8K	20.7	10-19	11.0
Single Parents	18.4	Renting	27.5	33.8-52K	17.0	20-29	13.3
Other	3.4	Other	8.1	52-78K	16.1	30-39	13.7
		Not Stated	4.4	78-130K	21.5	40-49	14.0
				130-182K	7.2	50-59	12.0
				182K+	1.9	60-69	8.7
						70-79	7.9
						80-89	6.4
						90-99	2.0

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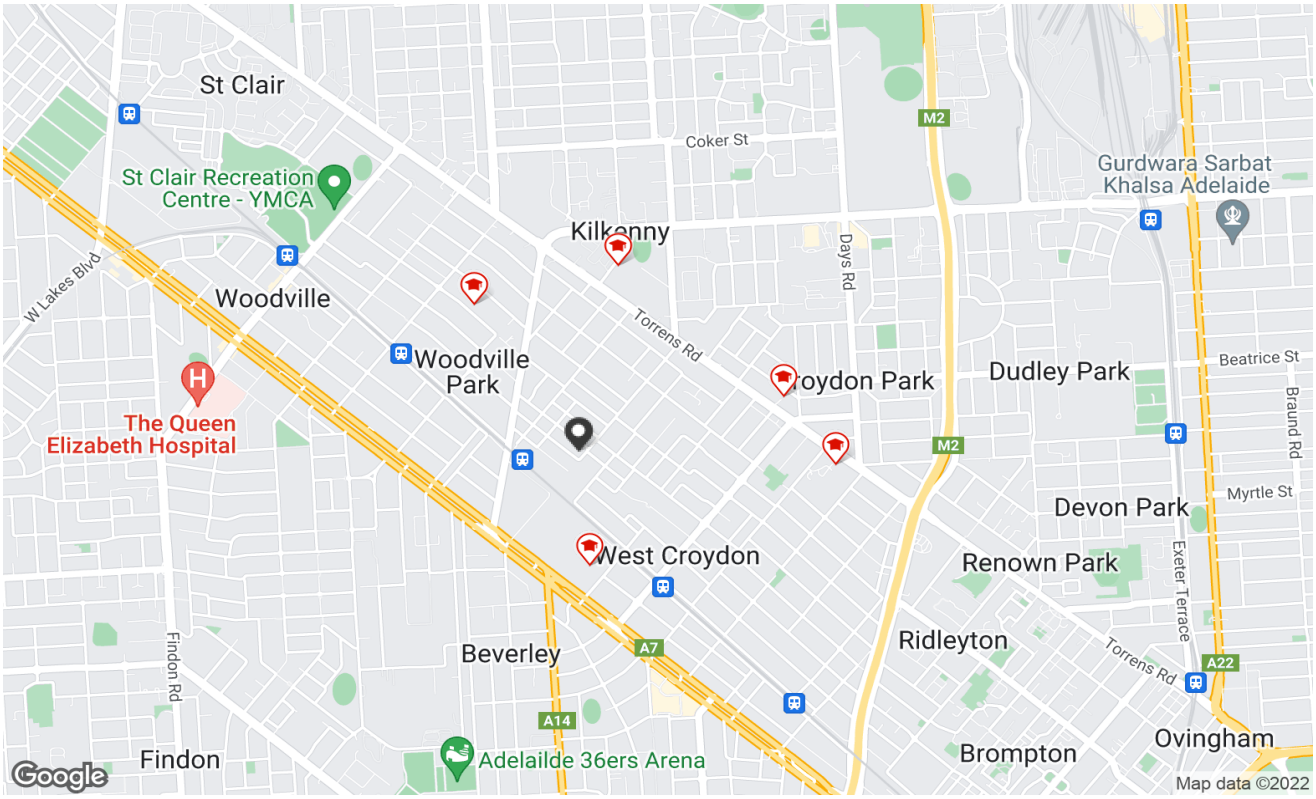
Local Schools



	SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
	Kilkenny Primary School 605 Port Road West Croydon SA 5008	0.57km	Primary	Mixed	Government	0-7
	Whitefriars School 45 Beaufort Street Woodville Park SA 5011	0.86km	Primary	Mixed	Non-Government	0-7
	Challa Gardens Primary School LOT 25 Bollen Street Kilkenny SA 5009	0.94km	Primary	Mixed	Government	0-7
	St Margaret Mary's School	1.02km	Primary	Mixed	Non-Government	0-7
	Adelaide Secondary School of English 257 Torrens Road West Croydon SA 5008	1.22km	Secondary	Mixed	Government	0-0

Property is within school catchment area Property is outside school catchment area

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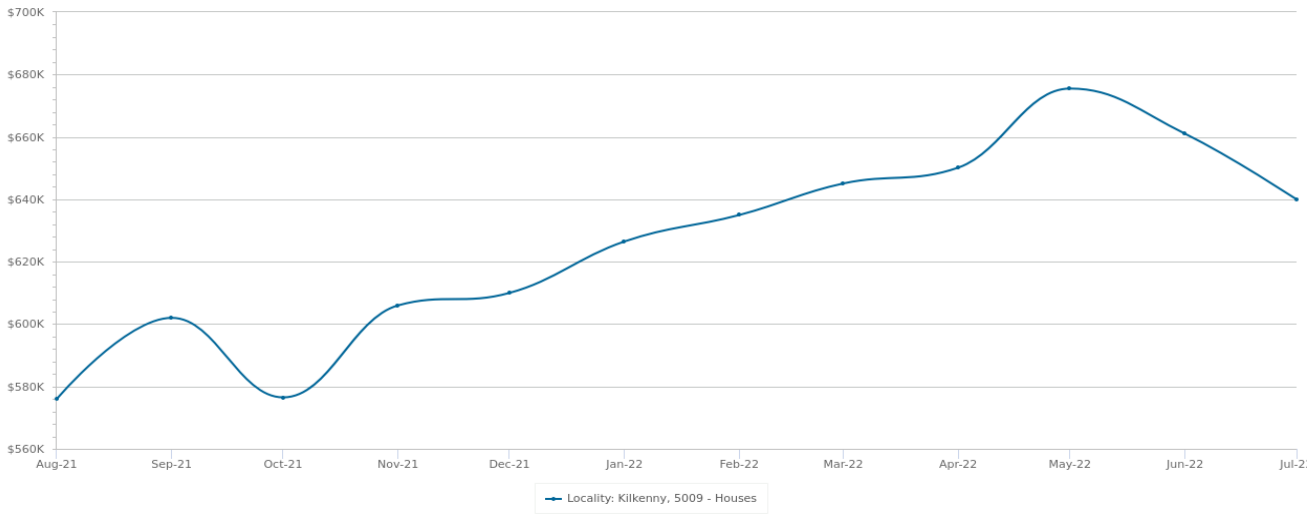
Recent Market Trends

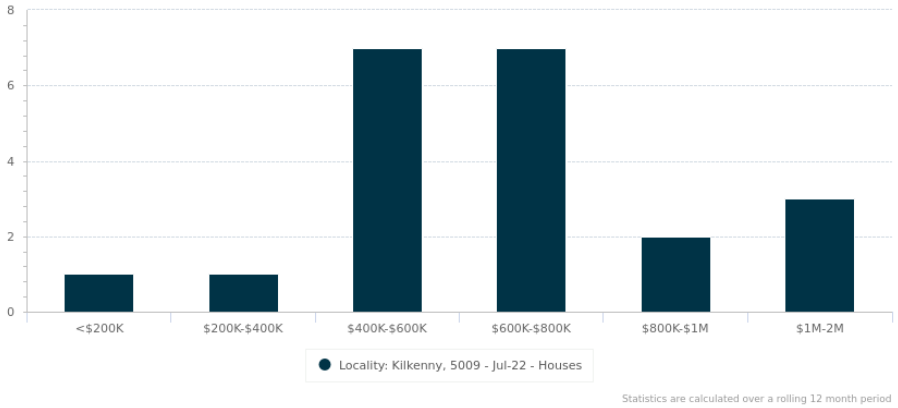
Median Sale Price - 12 months (House)



PERIOD	PROPERTIES SOLD	MEDIAN PRICE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
Jul 2022	2	$640,000	-3.2% ▼	-	3	$460
Jun 2022	1	$661,000	-2.1% ▼	-	5	$460
May 2022	2	$675,500	3.9% ▲	-	4	$450
Apr 2022	-	$650,200	0.8% ▲	-	1	$450
Mar 2022	2	$645,100	1.6% ▲	-	-	$437
Feb 2022	3	$635,000	1.4% ▲	-	2	$422
Jan 2022	1	$626,500	2.7% ▲	-	2	$422
Dec 2021	-	$610,000	0.7% ▲	-	-	$420
Nov 2021	4	$606,000	5.1% ▲	-	2	$420
Oct 2021	1	$576,500	-4.2% ▼	-	3	$420
Sep 2021	5	$602,000	4.5% ▲	-	3	$420
Aug 2021	-	$576,000	4.7% ▲	-	8	$435

Sales by Price - 12 months (House)

PRICE	NUMBER
<$200K	1
$200K-$400K	1
$400K-$600K	7
$600K-$800K	7
$800K-$1M	2
$1M-$2M	3
>2M	0



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Long Term Market Trends

Median Sale Price - 20 years (House)



PERIOD	PROPERTIES SOLD	MEDIAN PRICE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
2022	21	$640,000	16.4% ▲	-	15	$460
2021	15	$550,000	25.6% ▲	-	24	$420
2020	20	$438,000	-6.6% ▼	-	17	$385
2019	10	$469,000	-8.0% ▼	-	16	$402
2018	15	$510,000	8.6% ▲	43	16	$375
2017	18	$469,500	12.3% ▲	-	22	$365
2016	20	$418,000	-2.3% ▼	54	22	$355
2015	10	$428,000	7.0% ▲	-	11	$320
2014	19	$400,000	3.9% ▲	50	24	$320
2013	17	$385,000	-2.7% ▼	-	18	$312
2012	14	$395,500	6.9% ▲	-	21	$330
2011	11	$370,000	0.0%	-	24	$325
2010	27	$370,000	15.6% ▲	49	24	$317
2009	21	$320,000	-5.2% ▼	50	33	$290
2008	24	$337,500	18.4% ▲	-	19	$262
2007	25	$285,000	4.6% ▲	43	30	$250
2006	18	$272,500	11.2% ▲	-	19	-
2005	22	$245,000	-0.8% ▼	-	25	-
2004	18	$247,000	26.7% ▲	-	23	-
2003	35	$195,000	17.1% ▲	-	19	-

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PUBLIC AUCTION OF REAL PROPERTY TERMS AND CONDITIONS

1. The Auctioneer presents the Property for sale by auction

The Auctioneer, as authorised by the Agent acting for the Vendor, presents the Property for sale by auction on behalf of the Vendor. An offer to purchase the Property may be made by any person present in person or by proxy or representative ("Bidder") by making a bid at auction, subject to these Terms and Conditions.

2. Bidders are bound by these Terms and Conditions

By bidding at auction, a Bidder agrees to be bound by these Terms and Conditions.

3. Vendor's reserve price

3.1 The Vendor's reserve price ("Reserve Price") will be as recorded in the Auction Record.

3.2 In the event that the Reserve Price is not reached at auction, the Auctioneer and/or the Agent shall attempt to negotiate immediately with the highest Bidder to sell the Property and if no agreement is reached, the Auctioneer and/or Agent will attempt to negotiate with other Bidders and then with any other interested parties.

4. Vendor may withdraw the Property from sale

The Vendor may at any time before the Property is sold at auction:

4.1 withdraw the Property from sale; or

4.2 consolidate, divide, or otherwise alter the organisation or arrangement of the Property in any way deemed convenient by the Auctioneer.

5. Cooling-off rights do not apply

Cooling-off rights under section 5 of the *Land and Business (Sale and Conveyancing) Act 1994* do not apply to a sale by auction or a sale on the day of auction to a person who has made a bid at the auction (whether in person or by their proxy or representative).

6. Registration of Bidders (Residential land only)

6.1 *To make a bid at an auction for residential land (as defined in the Land and Business (Sale and Conveyancing) Act 1994), a person must be registered in the bidders register.*

6.2 To be entered in the bidders register, the person must satisfy the Agent as to the person's identity through providing proof of identity in the required form (through the provision of a driver's licence, passport, credit/debit card, utilities account or similar documentation).

6.3 Where a person intends to bid on the property as a proxy or representative of another person ("Proxy Bidder"), the person intending to bid must produce a signed authority from the other person or entity authorising them to bid on their behalf.

6.4 A person making a bid must do so by displaying their unique identifier, obtained through the Bidder registration process.

7. Bidding at auction

7.1 **Proxies and representatives at auction**

If the Proxy Bidder is the successful bidder at auction and the Purchaser is not present to sign the Contract of Sale immediately following the auction, then the Proxy Bidder will be required to sign the Contract of Sale.

7.2 **Bidder offers to purchase the Property**

With each bid at auction, a Bidder makes an unconditional offer to purchase the Property which may be accepted by the Auctioneer.

7.3 **Vendor may bid at auction**

The Auctioneer may make bids on behalf of the Vendor but if the auction is for residential land (as defined in the *Land and Business (Sale and Conveyancing) Act 1994*) the Auctioneer may not make more than 3 such bids and only for amounts below the Reserve Price. Where a Vendor bid is made by the Auctioneer, the Auctioneer will audibly announce the bid as a "vendor's bid".

7.4 **Advancement of bids**

The bidding increments during the course of the auction will be accepted at the discretion of the Auctioneer.

7.5 **Auctioneer may refuse any bid**

The Auctioneer may refuse a bid if of the opinion that it is not in the best interests of the Vendor and will not be obliged to give any reason for doing so.

7.6 **Bids are binding**

A bid accepted by the Auctioneer is binding on the Bidder and may not be withdrawn.

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PUBLIC AUCTION OF REAL PROPERTY TERMS AND CONDITIONS

7.7 **Disputes concerning bids**

If there is a dispute concerning bids made at auction ("Dispute") where the Dispute arises before or after the fall of the hammer or some similar indication that the Property is sold ("Fall of Hammer"), then the Auctioneer will decide the Dispute in a way that he or she deems appropriate. The decision of the Auctioneer is final and gives rise to no claim by any person against another.

7.8 **Selection of the Purchaser and determination of the purchase price**

A person accepted by the Auctioneer as having made the highest bid at or above the Reserve Price will be the Purchaser ("Purchaser") and that bid will be the purchase price ("Purchase Price"). The Auctioneer will not accept a bid made after the fall of the Auctioneer's hammer.

7.9 **The Purchaser must pay the deposit and sign the Contract**

Subject to the determination of any Dispute, unless otherwise agreed in writing and advised before commencement of the auction, the Purchaser, upon being acknowledged by the Auctioneer as the Purchaser must:

7.9.1 immediately complete all necessary details required by the Auctioneer to enter into a contract for the sale and purchase of the Property in the form of contract that is displayed by the Auctioneer at the auction ("Contract"); and

7.9.2 immediately pay to the Auctioneer a deposit equal to ten percent (10%) of the Purchase Price; and

7.9.3 complete the purchase of the Property in accordance with the Terms and Conditions contained in the Contract for the Purchase Price.

8. Auctioneer may sign the Contract

The Auctioneer will have irrevocable authority, after the fall of the Auctioneer's hammer, to complete and sign the Contract on behalf of the Purchaser or the Vendor, or both. Completion and signing under the Auctioneer's authority will be at the Auctioneer's discretion in the event of a breach by the Purchaser of any of the conditions of the auction. The party for whom the Auctioneer has signed the Contract is bound by the Contract.

9. Variations of Terms and Conditions before auction

Where the Vendor has agreed in writing with a Bidder to vary these Terms or other conditions, before the Auction, then those variations will apply to that Bidder only.

10. Property may be re-auctioned

10.1 If the Purchaser fails:

(a) to pay the deposit; or
(b) to execute the Contract

(or both) immediately after the fall of the Auctioneer's hammer, then the Purchaser is deemed by the Auctioneer to have breached his or her obligation to complete the purchase of the Property.

10.2 Where clause 10.1 applies, the Auctioneer/Agent is authorised by the Vendor to terminate the Contract and:

(a) re-auction the Property; or
(b) to sell the Property by private treaty.

11. Vendor may sue Purchaser for damages

Notwithstanding clause 10.2, the Vendor may sue the Purchaser for damages for any failure to comply with these Terms and Conditions and/or the Contract.

12. Holding over the auction

The Auctioneer may hold over the Property and re-offer it for auction at another time on the same day on Terms and Conditions as the Vendor may nominate.

13. Auctioneer may vary these Terms and Conditions

Subject to legislative requirements, the Auctioneer is entitled to vary these Terms and Conditions by announcement immediately before or during the auction including, but not limited to, advising registered bidders that any variations sought by them have been accepted by the Vendor.

14. Legal age of Purchaser

A Bidder must be at least 18 years of age.

15. Foreign Investment Review Board Approval

A person who wishes to bid for or purchase the Property warrants that they do not require approval from the Foreign Investment Review Board (or any similar organisation) for the purchase herein.

A person who wishes to make a bid at the auction for the Property who requires approval from the Foreign Investment Review Board (or any similar organisation) for the purchase herein must make arrangements suitable to the Auctioneer before the auction.

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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.