INFO BOOKLET

SINOVA PROPERTY



35 Briar Road
Felixstow SA 5070

Stephen Ong 0415 038 880
Chea Chee Tan 0405 018 873

REISA Awards for Excellence FINALIST 2022
rate my agent Agency of the Year agent of the year awards SUBURB WINNER 2022
REISA Awards for Excellence 2021 NOMINEE
REISA Awards for Excellence FINALIST 2018
LOCAL RESIDENTIAL SALESPERSON EASTERN/CITY

RLA293907

PROPERTY FACT SHEET



35 Briar Road, Felixstow, SA 5070

When was the house built?	2000
Electricity and Gas	Connected
Price	Please refer to agent
Is the home owner occupied, tenanted or vacant?	☐ Owner Occupied ☐ tenanted ☒ Vacant
Local Council?	City of Norwood Payneham & St Peters
Total Area Size?	Total Building Area: 243 sqm (approx.) Land Size: 405 sqm (approx.)
Other features?	• Large living and dining area provides the perfect space for relaxation and gathering • Expansive kitchen with ample cupboard space, stone benchtops, stainless steel appliances • Spacious master suite with walk-in robe and ensuite • Bedroom two and three with built-in robe • Bedroom four can be bedroom, home office or lounge • Spacious undercover outdoor entertaining area with ceiling fans
Distance from the City and surroundings?	• 7km to Adelaide CBD, • Proximity to Marden shopping centre, swimming centre, Torrens Linear Park and local amenities
Local Schools?	Felixstow Primary, East Marden Primary, Charles Campbell College
Rate and fee ?	• Council Rate: $409 per quarter (approx.) • Water Supply & Sewerage: $206.22 per quarter (approx.) • ESL: TBA per annum (approx.)

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.

Chea Chee Tan **0405 018 873 | cc.tan@sinova.com.au**
Stephen Ong **0415 038 880 | stephen.ong@sinova.com.au**
RLA 293907

SINOVA PROPERTY



SOLD PROPERTIES



6 Aldersgate Drive
Felixstow SA 5070

4 2 4 Land: 457m² –

Price / m² $1,969 **Year built** 2000
Distance 0.2km **Property type** House

$900,000
Last sold 15 May 2023
111 days on site



7 Wisteria Gr
Felixstow SA 5070

3 1 2 Land: 392m² Floor: 137m²

Price / m² $2,448 **Year built** 2000
Distance 0.2km **Property type** House

$960,000
Last sold 27 Jul 2023
days on site



11 Martin Street
Glynde SA 5070

4 2 1 Land: 404m² Floor: 191m²

Price / m² $2,450 **Year built** 2007
Distance 0.7km **Property type** House

$990,000·
Last sold 04 Sep 2023
22 days on site



28b Hilltop Avenue
Felixstow SA 5070

4 2 2 Land: 425m² –

Price / m² $2,807 **Year built** –
Distance 0.8km **Property type** House

$1,193,000·
Last sold 10 Sep 2023
days on site



15A John Street
Payneham SA 5070

3 2 2 Land: 403m² –

Price / m² $2,560 **Year built** –
Distance 1.1km **Property type** House

$1,032,000·
Last sold 16 Sep 2023
18 days on site

realestate.com.au PropTrack

Copyright 2023 Proptrack Pty Ltd and third party suppliers including State and Commonwealth governments. Report created 22 September 2023.
This information is supplied by **realestate.com.au** Pty Ltd (ABN 21 080 195 535) on behalf of Proptrack Pty Ltd (ABN 43 127 386 298).



3 Wilson Avenue

Felixstow SA 5070

3 2 1 Land: 353m² Floor: 210m²

Price / m² $2,549 **Year built** 1964

Distance 0.2km **Property type** House

$900,000

Last sold 11 Sep 2023

days on site



27 Wilson Avenue

Felixstow SA 5070

3 2 2 Land: 379m² Floor: 239m²

Price / m² $2,836 **Year built** 2018

Distance 0.4km **Property type** House

$1,075,000

Last sold 25 May 2023

59 days on site



11A Loader Street

Glynde SA 5070

3 2 2 Land: 370m² –

Price / m² $2,418 **Year built** 2008

Distance 1.2km **Property type** House

$895,000

Last sold 21 Jul 2023

51 days on site



28 First Avenue

Payneham South SA 5070

4 2 2 Land: 555m² Floor: 222m²

Price / m² $2,198 **Year built** 2005

Distance 1.5km **Property type** House

$1,220,000

Last sold 20 Jun 2023

71 days on site

realestate.com.au PropTrack

Copyright 2023 Proptrack Pty Ltd and third party suppliers including State and Commonwealth governments. Report created 22 September 2023.
This information is supplied by **realestate.com.au** Pty Ltd (ABN 21 080 195 535) on behalf of Proptrack Pty Ltd (ABN 43 127 386 298).



MARKET INSIGHTS - SALES

Understanding the current market relating to your property. Sourced by PropTrack and realestate.com.au.

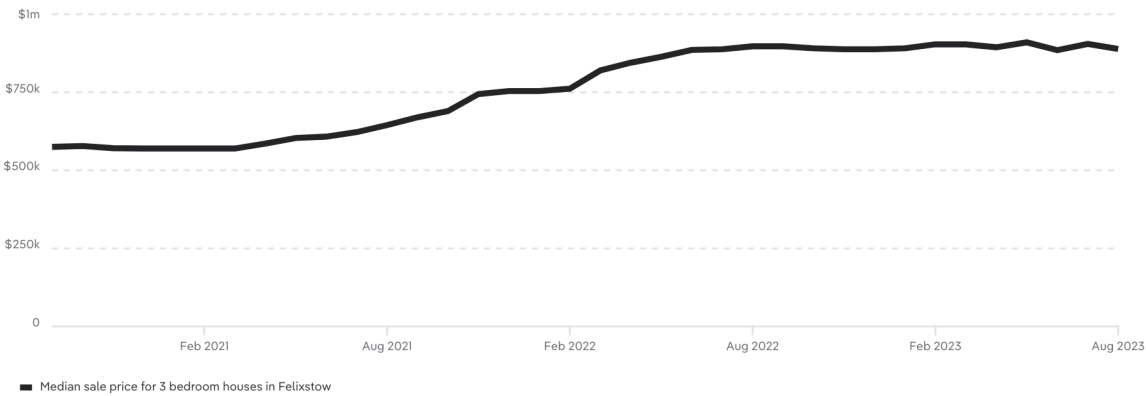
Felixstow market snapshot in the last 12 months

For 3 bedroom houses in Felixstow. Trend data is calculated based on a rolling twelve month period.

Median sale price	Sold volume	Price growth	Median days on market
$889k	20	-0.9%	45 days
↓ Down 0.9% from this time last year	↓ Down 28.6% from this time last year		↑ Up 7.1% from this time last year

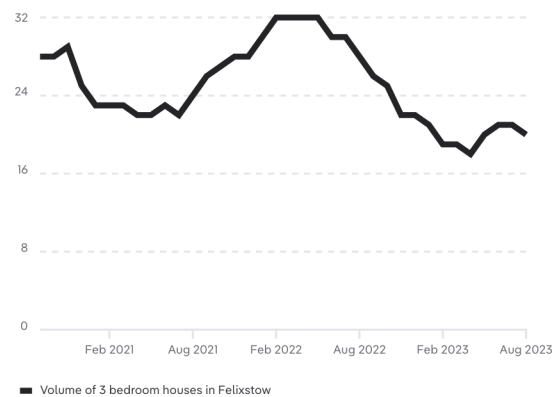
Median sale price - 3 year trend

Showing the median sale price of 3 bedroom houses in Felixstow



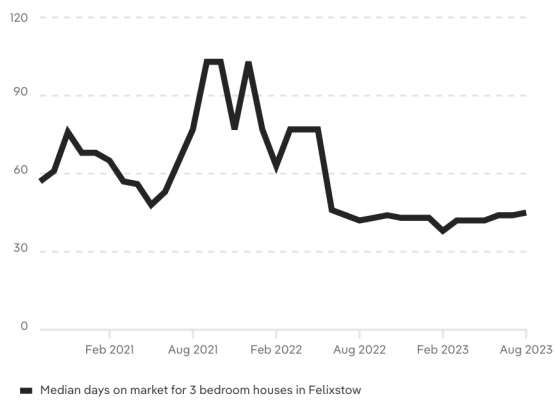
Properties sold - 3 year trend

Showing how many 3 bedroom houses in Felixstow have sold



Median days on market - 3 year trend

Showing how long it takes 3 bedroom houses in Felixstow to sell



Copyright 2023 Proptrack Pty Ltd and third party suppliers including State and Commonwealth governments. Report created 22 September 2023.
This information is supplied by **realestate.com.au** Pty Ltd (ABN 21 080 195 535) on behalf of Proptrack Pty Ltd (ABN 43 127 386 298).



MARKET INSIGHTS

Understanding the current market relating to your property. Sourced by PropTrack and realestate.com.au.

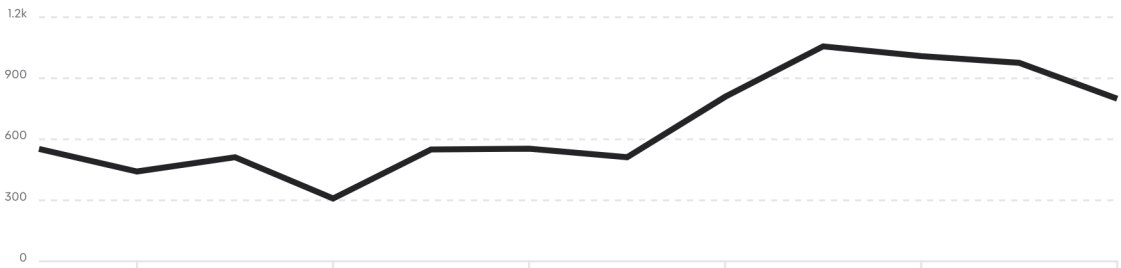
Demand for similar properties

Market activity on realestate.com.au for 3 bedroom houses in Felixstow

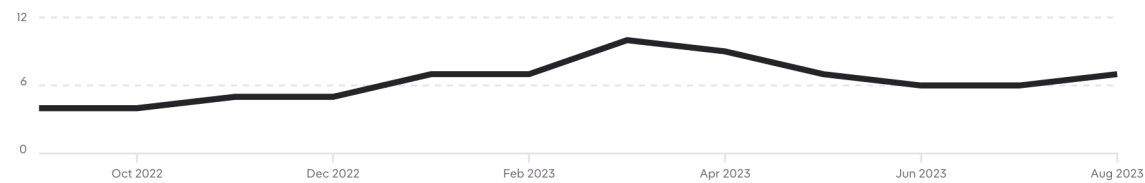
Potential buyers	Similar for sale
222	5
↑ Up 22.7% from this time last week	No change

Potential buyers

Showing the number of people who are seriously interested in listings for 3 bedrooms houses in Felixstow on realestate.com.au



Similar properties for sale



Potential buyers calculation - People demonstrate serious interest on realestate.com.au with sales listings through a combination of high buyer-specific behaviour. Behaviour includes actions like saving a property, sending enquiries, contacting agents or saving inspection times over multiple visits and days. The number of potential buyers is determined by aggregating both MyREA members and anonymous users, and takes into account usage of multiple devices by the same user.

realestate.com.au | PropTrack

Copyright 2023 Proptrack Pty Ltd and third party suppliers including State and Commonwealth governments. Report created 22 September 2023.
This information is supplied by **realestate.com.au** Pty Ltd (ABN 21 080 195 535) on behalf of Proptrack Pty Ltd (ABN 43 127 386 298).



COPYRIGHT AND LEGAL DISCLAIMERS ABOUT PROPERTY DATA

Some of the information displayed in this document is based on historical and current data supplied to Proptrack Pty Ltd by third parties including State government agencies. Proptrack does not make any warranty as to the accuracy, completeness or reliability of the information or accept any liability arising in any way from any omissions or errors in this information. The information should not be regarded as advice or relied upon by your or any other person and Proptrack recommends that you seek professional advice before making any property decisions.

South Australia Data
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 any purpose.
WARNING
The information contained in this dataset is extracted from records of land status and cadastral boundary definition held by the Government of the State of South Australia (the "State"). The information is not represented to be accurate, current, complete or suitable for any purpose, at any time of its supply by the State and may have changed since that date of supply by the State. The software by which the information is provided is not represented to be error free. No responsibility is accepted by the State for any reliance placed by any persons upon the information, or the software by which it is provided. Persons acquiring or using the information and its associated software must exercise their independent judgement in doing so.
COPYRIGHT
Copyright in the information remains with the Crown in right of the State of South Australia. The information is reproduced under licence from the Crown.
PRIVACY
The information contained in this dataset must not be used for the purposes of compiling contact lists, whether personalised or not.

*Agent supplied: This price is currently unconfirmed and will be updated once verified against our other data sources.

**Leased price refers to the listed rental price when the property was marked as leased on realestate.com.au.

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.