INFORMATION BOOKLET

13, Hillside Court
Walkley Heights
SA 5098

Agents:

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PROPERTY FACT SHEET



13 Hillside Court, Walkley Heights SA 5098

When was the house built	2005
Rates and outgoings (approx.)	• Council: $ 411.00pq • SA Water: $ 206.31pq • ESL: $ 178.90pa
Price	Auction on 11st February, 1pm onsite
Local Council	City of Port Adelaide Enfield
Is the homeowner occupied, tenanted or vacant	☒ Vacant ☐ Tenanted ☐ Owner Occupied
Total Area Size	Land size: 632 sqm (approx.) & Building size: 341 sqm (approx.)
The features we love about this home includes:	• The lengthy over 20 metre frontage of the Torrens-Title home greets you. Upon entry solid timber floors, 2.7-metre high ceilings and a breathtaking glass feature wall. • The gourmet kitchen has feature splashbacks, timber cabinetry and granite benchtops. It's home to an array of upmarket appliances, including a 600mm stainless steel Bosch gas cooktop, rangehood, oven and Smeg dishwasher. • The sliding glass doors lead from the family room to the covered and paved veranda, complete with water feature. From here the low-maintenance back yard and standalone spa-room are easily accessed. • Four commodious bedrooms, two with built-ins and the master with a walk-in-robe and sparkling ensuite bathroom with double vanity. There's a separate study room too, and the main bathroom has a standalone bath and shower, with a separate toilet and vanity. • The large block of land and includes appealing extras like Daikin ducted heating and cooling, an instantaneous gas hot water system and 19.5kilowatts of solar power with a 10Kw solar battery.
Distance from the City and surroundings	• 14km to Adelaide CBD • 2.6km to Ingle Farm Shopping Centre • 5.9km to Tea Tree Plaza
School Zone and Schools nearby	• Wandana Primary School (2.4km away) • Ingle Farm Primary School (2.8km away) • Roma Mitchell Secondary College (4.6km 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.

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RLA 293907

SINOVA PROPERTY

Comparable Sales

1 9 SUNSET CIRCUIT WALKLEY HEIGHTS SA 5098

Sold Price RS **$1,002,000**

5 | 2 | 2 | 604m² | -





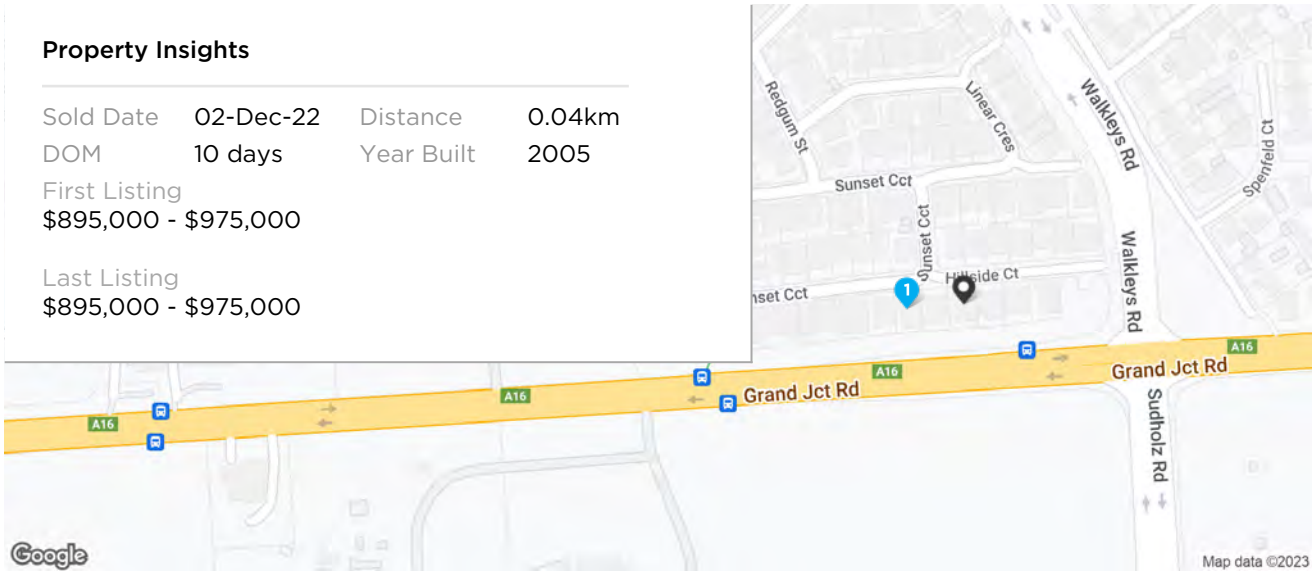


Property Insights

Sold Date	02-Dec-22	Distance	0.04km
DOM	10 days	Year Built	2005

First Listing
$895,000 - $975,000

Last Listing
$895,000 - $975,000



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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Comparable Sales

26 STOCKADE DRIVE WALKLEY HEIGHTS SA 5098 Sold Price $1,015,000

5 2 4 1,048m² 288m²





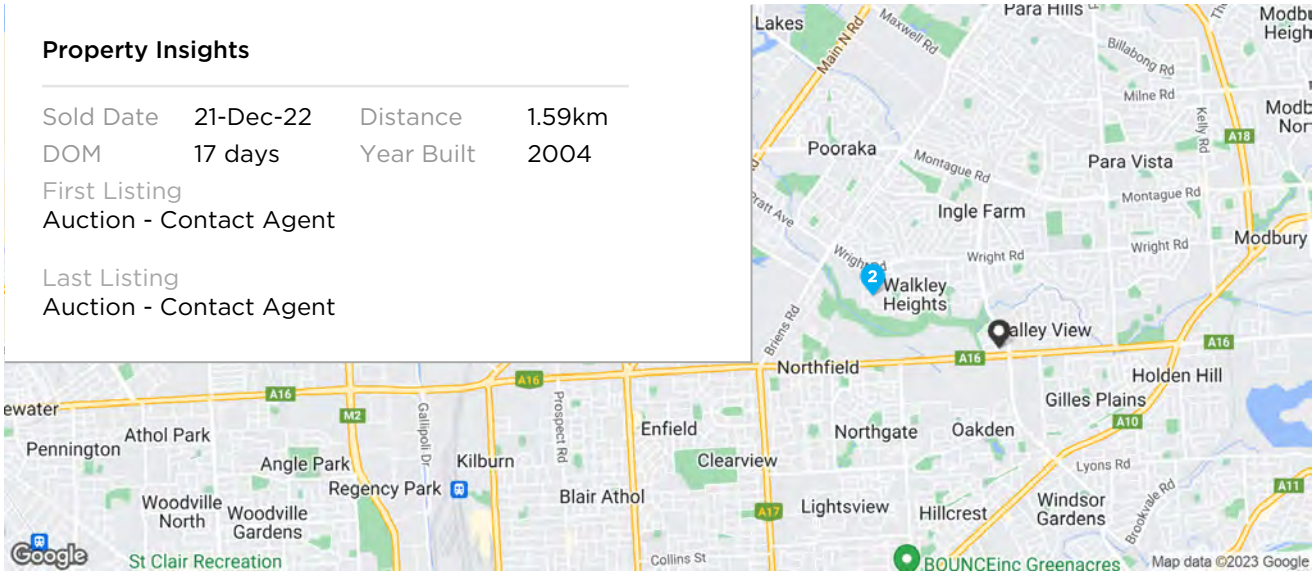


Property Insights

Sold Date	21-Dec-22	Distance	1.59km
DOM	17 days	Year Built	2004

First Listing
Auction - Contact Agent

Last Listing
Auction - Contact Agent



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Comparable Sales

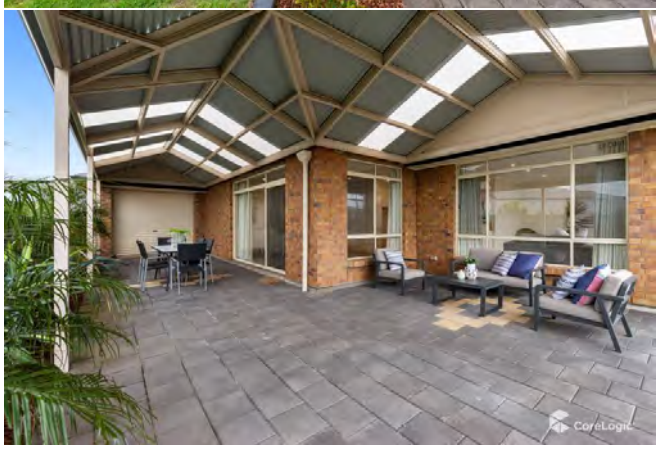
21 THE CIRCUIT WALKLEY HEIGHTS SA 5098

Sold Price **$1,015,000**

5 | 3 | 2 | 456m² | 282m²





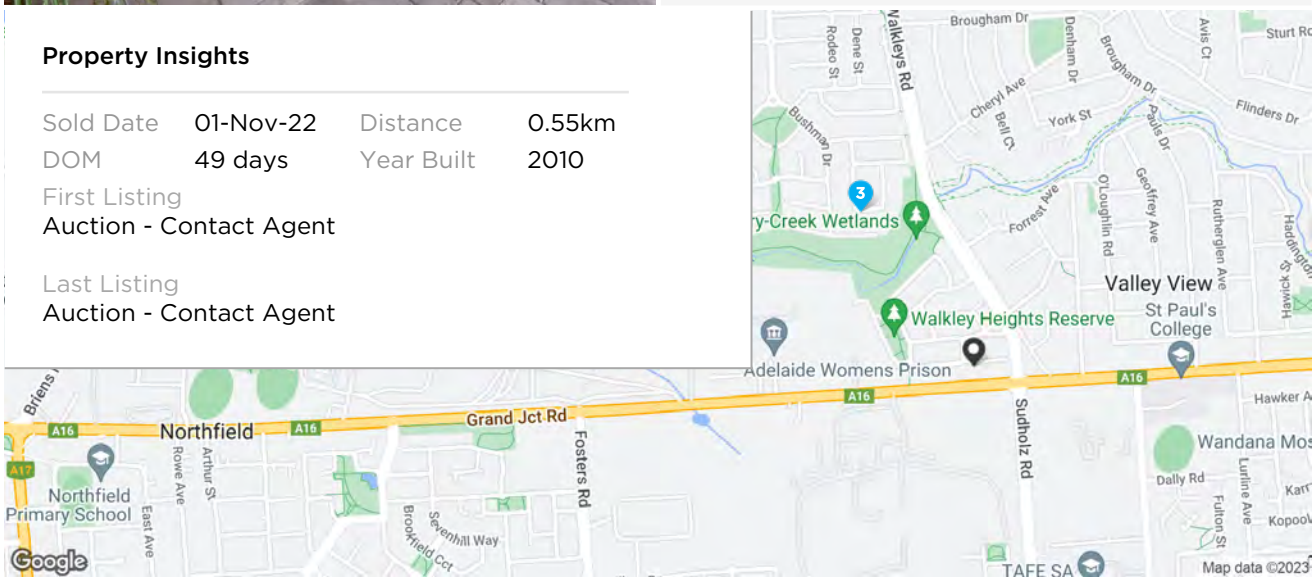


Property Insights

Sold Date	01-Nov-22	Distance	0.55km
DOM	49 days	Year Built	2010

First Listing
Auction - Contact Agent

Last Listing
Auction - Contact Agent



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Comparable Sales

4 42 SADDLE CRESCENT WALKLEY HEIGHTS SA 5098

Sold Price $840,000



4 | 2 | 2 | 600m² | 232m²

Year Built	2000	DOM	62
Sold Date	31-Oct-22	Distance	0.78km
First Listing	Auction $810,000		
Last Listing	Auction - Contact Agent		

5 1 DROVER COURT WALKLEY HEIGHTS SA 5098

Sold Price $885,000



4 | 2 | 4 | 595m² | 225m²

Year Built	2000	DOM	18
Sold Date	30-Sep-22	Distance	1.01km
First Listing	Best Offers By Wednesday 13th July (USP)		
Last Listing	UNDER CONTRACT		

6 33 PIONEER AVENUE WALKLEY HEIGHTS SA 5098

Sold Price $890,000



5 | 2 | 2 | 600m² | 280m²

Year Built	2002	DOM	125
Sold Date	29-Nov-22	Distance	1.33km
First Listing	BEST OFFER BY TUES 9TH OF AUGUST BY 5PM		
Last Listing	New Price Release $880,000		

7 24 STOCKADE DRIVE WALKLEY HEIGHTS SA 5098

Sold Price $868,000

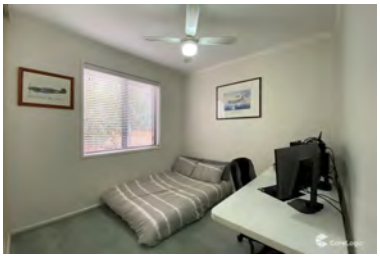


4 | 2 | 2 | 715m² | 202m²

Year Built	2004	DOM	62
Sold Date	05-Dec-22	Distance	1.58km
First Listing	Auction - Contact Agent		
Last Listing	Auction $850,000		

8 4 NIEDPATH STREET WALKLEY HEIGHTS SA 5098

Sold Price $950,000



6 | 2 | 1 | 600m² | 236m²

Year Built	2003	DOM	67
Sold Date	17-Oct-22	Distance	1.62km
First Listing	Taking Offers		
Last Listing	$950,000		

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Comparable Sales

9 2 NIEDPATH STREET WALKLEY HEIGHTS SA 5098

Sold Price **$880,000**



4 2 3 595m² 200m²

Year Built	2003	DOM	17
Sold Date	31-Oct-22	Distance	1.64km
First Listing	Auction $835,000		
Last Listing	Auction $835,000		

10 6 BRICKWORK PLACE WALKLEY HEIGHTS SA 5098

Sold Price **$865,000**



4 2 2 600m² 165m²

Year Built	2004	DOM	44
Sold Date	22-Dec-22	Distance	1.79km
First Listing	B.O.B 29/11 @12pm		
Last Listing	Contact Agent		

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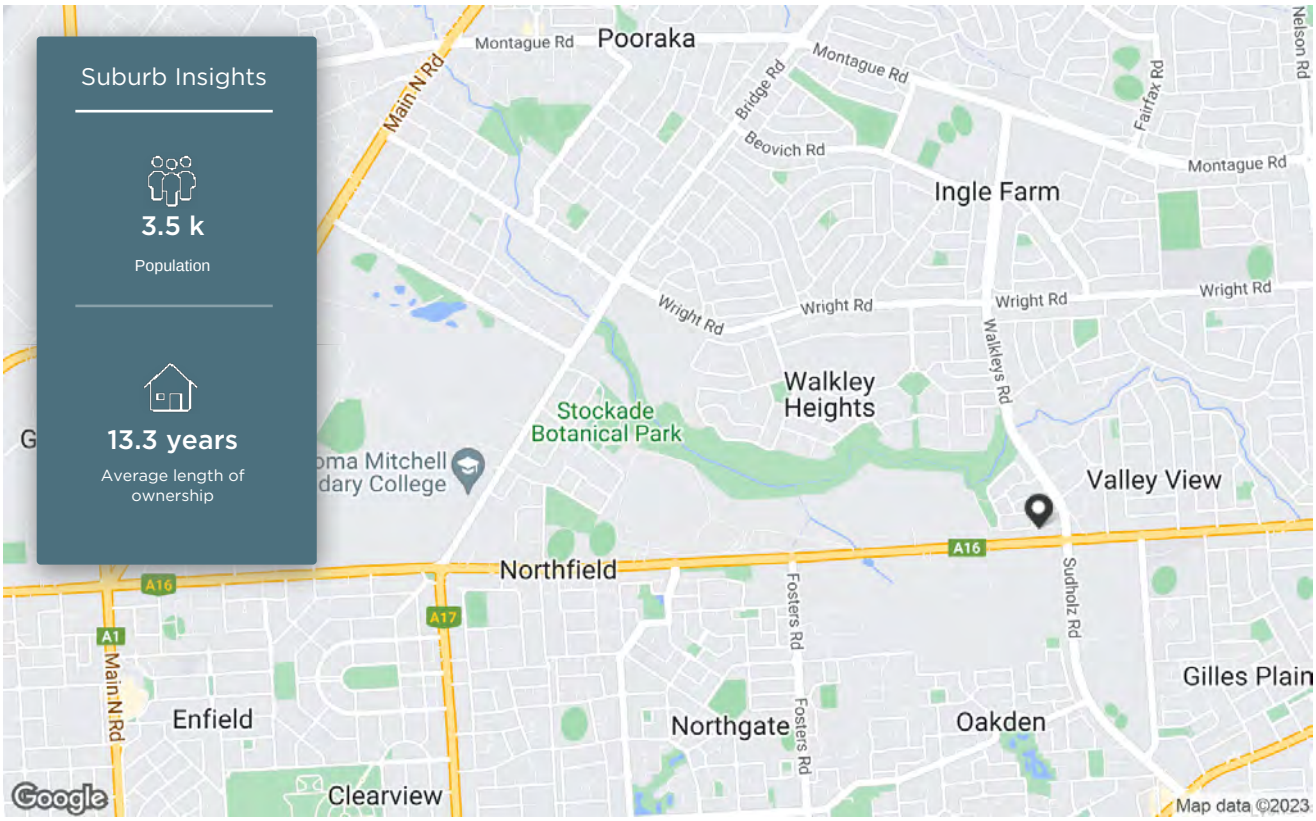
Walkley Heights

Demographic



The size of Walkley Heights is approximately 1.7 square kilometres. It has 6 parks covering nearly 2.5% of total area. The population of Walkley Heights in 2011 was 3,507 people. By 2016 the population was 3,493 showing a population decline of 0.4% in the area during that time. The predominant age group in Walkley Heights is 40-49 years. Households in Walkley Heights are primarily couples with children and are likely to be repaying $1800 - $2399 per month on mortgage repayments. In general, people in Walkley Heights work in a professional occupation. In 2011, 75.4% of the homes in Walkley Heights were owner-occupied compared with 76% in 2016. Currently the median sales price of houses in the area is $808,000.

HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Childless Couples	36.4	Owns Outright	29.2	0-15.6K	2.0	0-9	14.6
Couples with Children	50.3	Purchaser	46.8	15.6-33.8K	15.5	10-19	13.4
Single Parents	12.1	Renting	13.3	33.8-52K	15.2	20-29	8.4
Other	0.9	Other	8.7	52-78K	13.0	30-39	13.0
		Not Stated	2.6	78-130K	25.0	40-49	16.0
				130-182K	14.7	50-59	10.7
				182K+	5.7	60-69	8.9
						70-79	8.1
						80-89	6.0
						90-99	0.8

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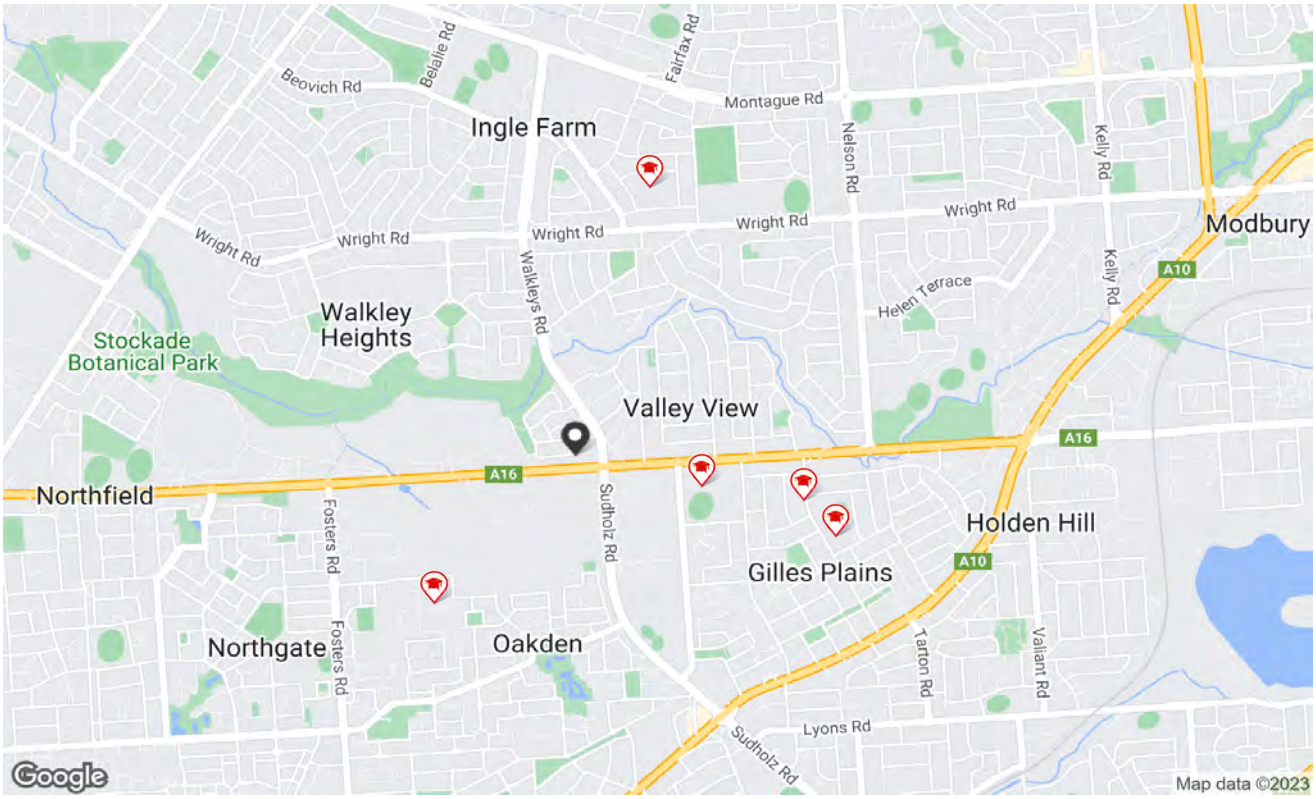
Local Schools



	SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
	St Paul's College 792 Grand Junction Road Gilles Plains SA 5086	0.64km	Combined	-	Non-Government	0-12
	Heritage College 51 Heritage Court Oakden SA 5086	0.97km	Combined	Mixed	Non-Government	0-12
	Pinnacle College - Gilles Plains Campus 52-56 Wandana Avenue Gilles Plains SA 5086	1.12km	Combined	Mixed	Non-Government	0-0
	Wandana Primary School LOT 505 Wandana Avenue Gilles Plains SA 5086	1.31km	Primary	Mixed	Government	0-7
	Ingle Farm East Primary School 6-24 Halidon Street Ingle Farm SA 5098	1.37km	Primary	Mixed	Government	0-7

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

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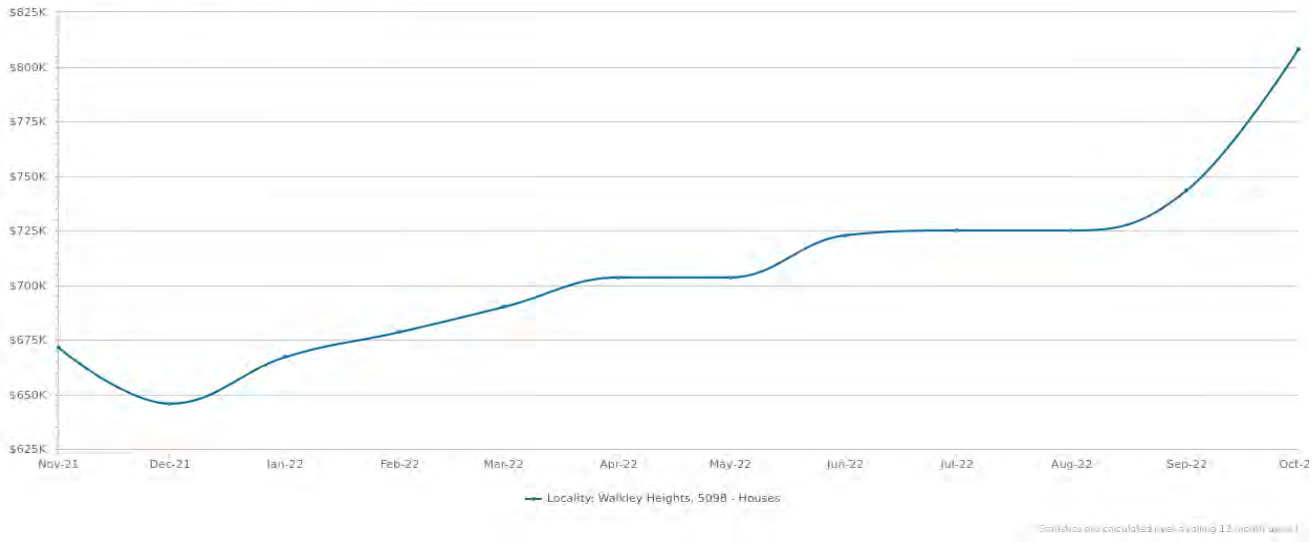
Recent Market Trends

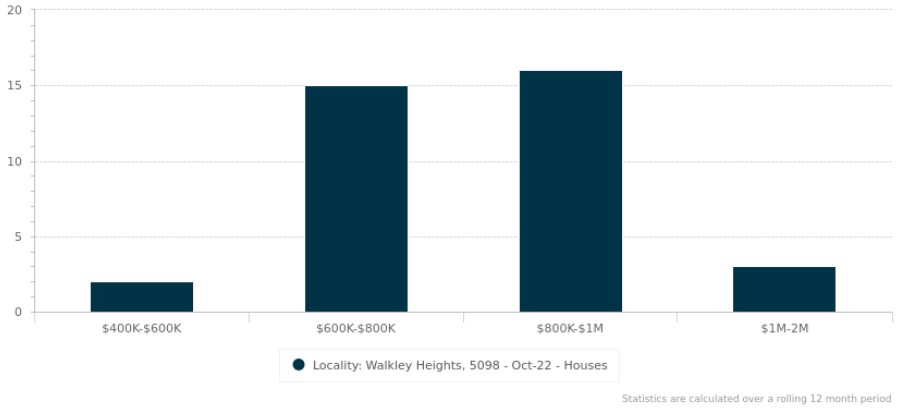
Median Sale Price - 12 months (House)



PERIOD	PROPERTIES SOLD	MEDIAN PRICE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
Oct 2022	6	$808,000	8.7% ▲	39	6	$517
Sep 2022	1	$743,500	2.6% ▲	35	9	$517
Aug 2022	5	$725,000	0.0%	32	9	$520
Jul 2022	4	$725,000	0.3% ▲	29	8	$522
Jun 2022	2	$722,800	2.7% ▲	-	7	$522
May 2022	3	$703,500	0.0%	29	7	$512
Apr 2022	1	$703,500	2.0% ▲	29	5	$495
Mar 2022	3	$690,000	1.7% ▲	27	2	$485
Feb 2022	2	$678,500	1.7% ▲	29	4	-
Jan 2022	4	$667,000	3.3% ▲	29	5	-
Dec 2021	2	$645,700	-3.8% ▼	32	2	$455
Nov 2021	3	$671,250	-1.0% ▼	29	6	$435

Sales by Price - 12 months (House)

PRICE	NUMBER
<200K	0
200K-400K	0
$400K-$600K	2
$600K-$800K	15
$800K-$1M	16
$1M-$2M	3
>2M	0



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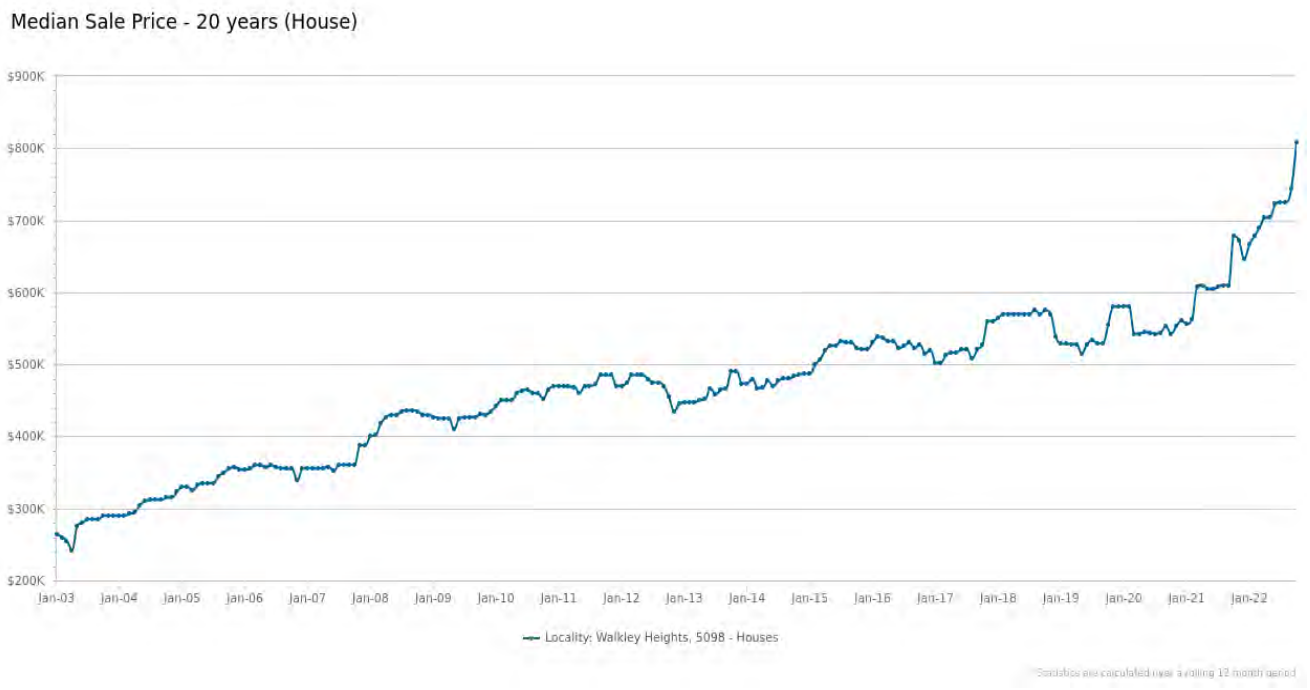
Long Term Market Trends



PERIOD	PROPERTIES SOLD	MEDIAN PRICE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
2022	36	$808,000	19.2% ▲	39	36	$520
2021	42	$677,750	24.9% ▲	29	38	$455
2020	33	$542,500	-2.2% ▼	32	43	$392
2019	26	$554,500	-3.6% ▼	37	34	$402
2018	34	$575,000	9.0% ▲	54	39	$400
2017	38	$527,750	0.0%	53	49	$390
2016	36	$527,626	1.1% ▲	50	49	$402
2015	27	$522,000	8.0% ▲	53	47	$400
2014	57	$483,500	-1.3% ▼	36	62	$395
2013	45	$490,000	7.7% ▲	44	61	$375
2012	41	$455,000	-6.2% ▼	67	65	$385
2011	43	$485,000	7.2% ▲	49	64	$360
2010	46	$452,500	4.9% ▲	35	61	$350
2009	50	$431,250	-0.9% ▼	61	54	$320
2008	68	$435,000	20.5% ▲	40	73	$310
2007	79	$361,000	1.7% ▲	39	71	$280
2006	79	$355,000	0.0%	71	94	$270
2005	55	$355,000	12.7% ▲	48	93	-
2004	64	$315,000	8.6% ▲	31	58	-
2003	50	$290,000	13.5% ▲	38	28	-

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