SINOVA
PROPERTY

NORWOOD

2/2-4 Donegal Street

Stephen Ong 0415 038 880
Anthony Jia 0430 660 624

RLA 293 907

Information Booklet



PROPERTY
FACT SHEET



2 / 2-4 Donegal Street, Norwood SA 5067

When was the house built?	1975
Features	- Two separate courtyards for outdoor entertaining - Kitchen: near new electric cooktop and under bench oven - Built-in robes in the master - Separate laundry
Gas and electricity?	Electricity
Air-conditioning	Split system AC
Rental Potential?	Available upon request
Outgoings?	Strata: $446.50 per quarter | Council: $255 per quarter
School zones	Marryatville Primary School Marryatville High School
Is the homeowner occupied, tenanted or vacant?	☒ owner occupied ☐ tenanted ☐ vacant
What is the aspect / orientation of the home?	North South facing
What is the parking situation?	Carport
Local Council?	City of Norwood Payneham & St Peters
Total Area Size?	Refer to Floorplan
Nearest transport	The Parade & Portrush Road
Distance from the CBD?	Less than 3km

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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SINOVA
PROPERTY

Recent Sales



6/2-4 Donegal Street Norwood SA 5067

Sold Price $435,000

2 1 1 114m² 117m²

Sold Date	18-Jun-18	Price Change	▼ -11%	Year Built	1975
DOM	129	First Listing	$489,000		
Distance	0.03km	Last Listing	$459,000		

1



7/2-4 Donegal Street Norwood SA 5067

Sold Price UN -

2 1 1 103m² 87m²

Sold Date	23-Apr-19	Price Change	-	Year Built	1975
DOM	51	First Listing	-		
Distance	0.04km	Last Listing	$459,000		

2



4/6-10 Donegal Street Norwood SA 5067

Sold Price $430,000

2 1 1 104m² 93m²

Sold Date	17-May-19	Price Change	▼ -9.5%	Year Built	1978
DOM	95	First Listing	$475,000		
Distance	0.06km	Last Listing	$460,000		

3



4/303 Portrush Road Norwood SA 5067

Sold Price $426,000

2 1 1 130m² 95m²

Sold Date	13-Sep-18	Price Change	▼ -3.2%	Year Built	1975
DOM	78	First Listing	$440,000		
Distance	0.07km	Last Listing	$426,000		

4



5/6-10 Donegal Street Norwood SA 5067

Sold Price $457,000

2 1 2 103m² 91m²

Sold Date	26-Sep-18	Price Change	▼ -4.8%	Year Built	1978
DOM	112	First Listing	$480,000		
Distance	0.07km	Last Listing	$459,000		

5

DOM = Days on market **RS** = Recent sale **UN** = Undisclosed Sale

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1/71 Queen Street Norwood SA 5067

Sold Price $435,000

2 | 1 | 1 | 152m² | 53m²

Sold Date	20-Dec-18	Price Change	▼ -1.1%	Year Built	1979
DOM	72	First Listing	$440,000		
Distance	0.23km	Last Listing	$440,000		

6



7/71 Queen Street Norwood SA 5067

Sold Price $345,000

2 | 1 | 1 | 13m² | 63m²

Sold Date	10-Feb-19	Price Change	▼ -6.8%	Year Built	1979
DOM	136	First Listing	$370,000		
Distance	0.23km	Last Listing	$370,000		

7



20/67 Queen Street Norwood SA 5067

Sold Price $305,000

2 | 1 | 1 | 11m² | 62m²

Sold Date	05-Sep-18	Price Change	▼ -3.2%	Year Built	1973
DOM	83	First Listing	$315,000		
Distance	0.25km	Last Listing	-		

8



12/67 Queen Street Norwood SA 5067

Sold Price $310,000

2 | 1 | 1 | 110m² | 60.82m²

Sold Date	30-Apr-19	Price Change	▲ 148%	Year Built	1973
DOM	35	First Listing	$125,000		
Distance	0.27km	Last Listing	$125,000		

9



7/133 Kensington Road Norwood SA 5067

Sold Price $390,000

2 | 1 | - | 167m² | 128m²

Sold Date	24-Apr-19	Price Change	-	Year Built	1970
DOM	-	First Listing	-		
Distance	0.3km	Last Listing	-		

10

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2/75 George Street Norwood SA 5067

Sold Price $550,000

2 | 1 | 1 | 198m² | -

Sold Date	23-Aug-18	Price Change	-	Year Built	1983
DOM	58	First Listing	-		
Distance	0.39km	Last Listing	-		

11



5/85 George Street Norwood SA 5067

Sold Price $290,000

2 | 1 | 1 | 21m² | 60m²

Sold Date	28-Jun-18	Price Change	▼ -1.7%	Year Built	1977
DOM	63	First Listing	$295,000		
Distance	0.39km	Last Listing	$295,000		

12



6/62 George Street Norwood SA 5067

Sold Price $385,000

2 | 1 | 1 | 14m² | 80m²

Sold Date	09-Apr-19	Price Change	0%	Year Built	1978
DOM	65	First Listing	$385,000		
Distance	0.4km	Last Listing	-		

13



6/24 Coke Street Norwood SA 5067

Sold Price $515,000

2 | 1 | 1 | 139m² | 106m²

Sold Date	01-Mar-19	Price Change	0%	Year Built	1979
DOM	32	First Listing	$515,000		
Distance	0.41km	Last Listing	$515,000		

14



1/115 Kensington Road Norwood SA 5067

Sold Price $340,000

2 | 1 | 2 | 77m² | 63m²

Sold Date	20-Dec-18	Price Change	▲ 13.3%	Year Built	1970
DOM	44	First Listing	$300,000		
Distance	0.56km	Last Listing	-		

15

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2/8 Percival Street Norwood SA 5067

Sold Price **$509,000**

2 | 1 | 1 | 168m² | 87m²

Sold Date	16-May-19	Price Change	▼ -1.9%	Year Built	1985
DOM	38	First Listing	$519,000		
Distance	0.6km	Last Listing	$489,000		

16



4/40 Edward Street Norwood SA 5067

Sold Price **$408,500**

2 | 1 | 2 | 68m² | 80m²

Sold Date	21-Dec-18	Price Change	-	Year Built	1973
DOM	74	First Listing	-		
Distance	0.75km	Last Listing	$429,500		

17



1/40 Edward Street Norwood SA 5067

Sold Price **$390,000**

2 | 1 | 1 | 66m² | -

Sold Date	05-Oct-18	Price Change	-	Year Built	1973
DOM	-	First Listing	-		
Distance	0.76km	Last Listing	-		

18



5/67 Osmond Terrace Norwood SA 5067

Sold Price **$557,000**

2 | 1 | 1 | 252m² | -

Sold Date	15-Apr-19	Price Change	-	Year Built	1971
DOM	32	First Listing	-		
Distance	0.84km	Last Listing	-		

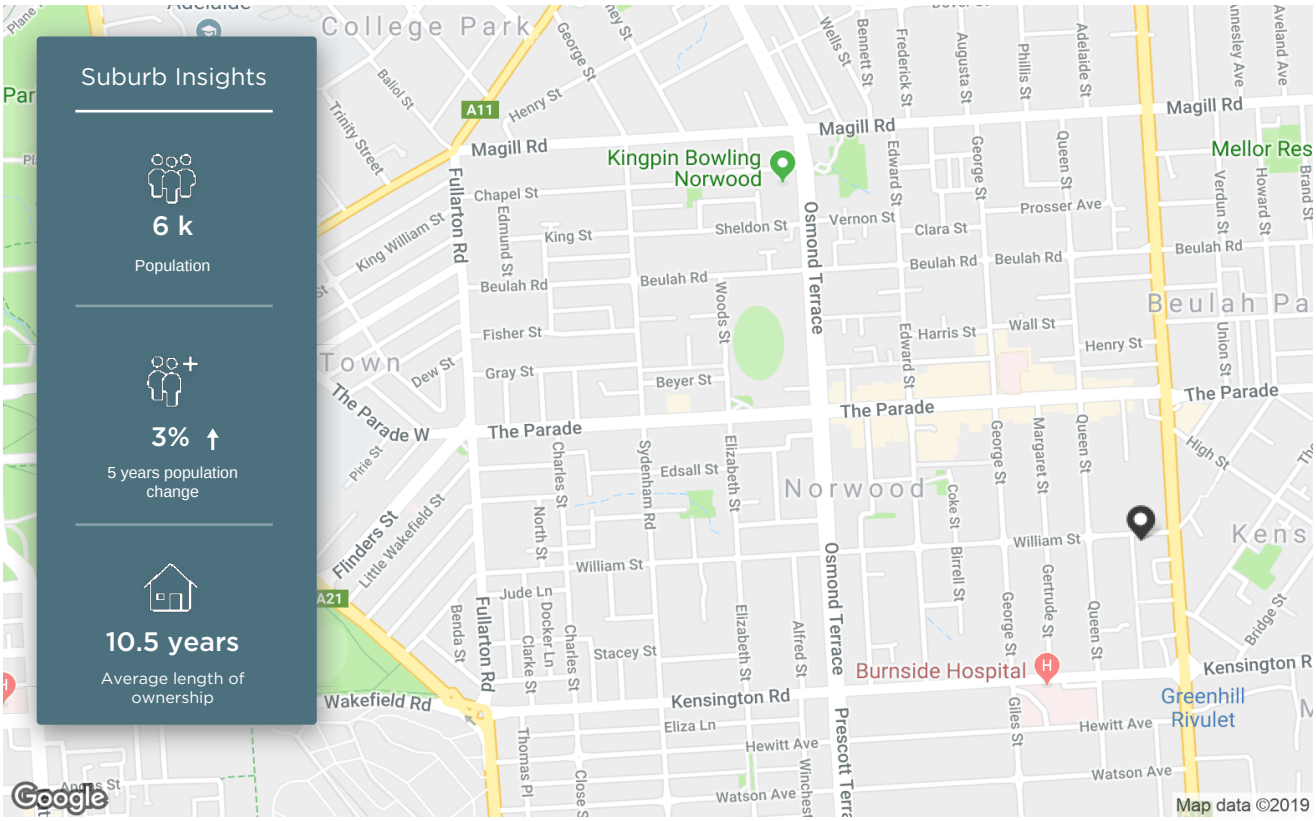
19

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Norwood

Demographic



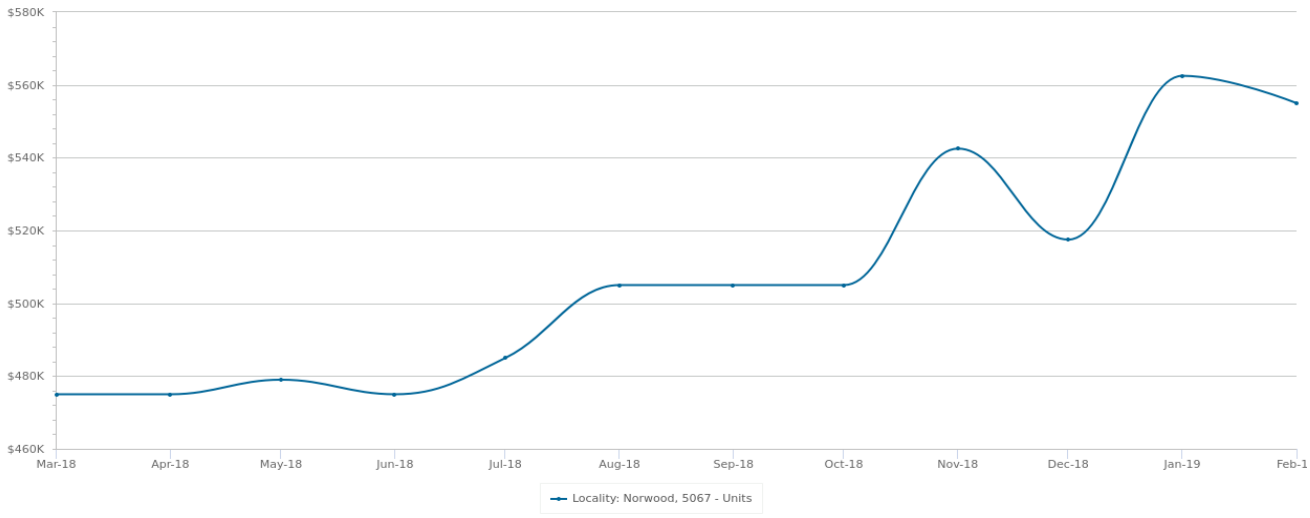
The size of Norwood is approximately 2.2 square kilometres. It has 14 parks covering nearly 1.7% of total area. The population of Norwood in 2011 was 5,802 people. By 2016 the population was 5,982 showing a population growth of 3.1% in the area during that time. The predominant age group in Norwood is 20-29 years. Households in Norwood are primarily childless couples and are likely to be repaying $1800 - $2399 per month on mortgage repayments. In general, people in Norwood work in a professional occupation. In 2011, 49.8% of the homes in Norwood were owner-occupied compared with 50% in 2016. Currently the median sales price of houses in the area is $795,000.

HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Childless Couples	47.4	Owns Outright	28.9	0-15.6K	5.5	0-9	8.6
Couples with Children	33.7	Purchaser	21.1	15.6-33.8K	14.9	10-19	7.3
Single Parents	15.4	Renting	46.2	33.8-52K	11.3	20-29	18.6
Other	3.9	Other	1.8	52-78K	14.2	30-39	16.2
		Not Stated	2.1	78-130K	21.2	40-49	11.9
				130-182K	8.8	50-59	12.9
				182K+	15.4	60-69	12.9
						70-79	7.6
						80-89	3.7
						90-99	0.7

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Recent Market Trends

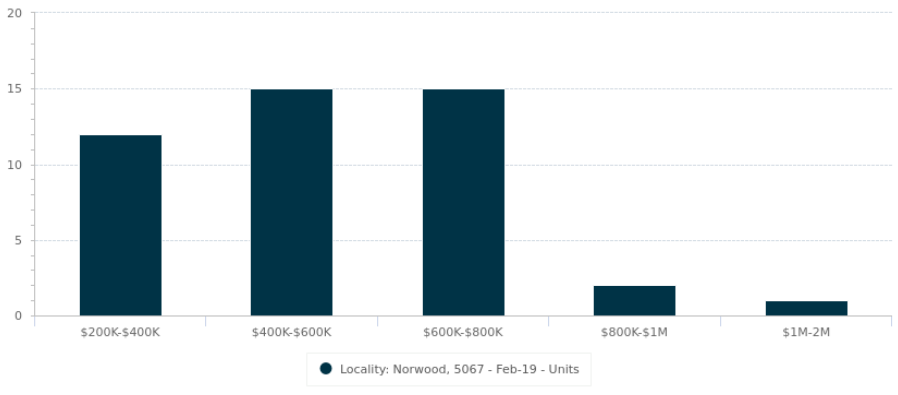
Median Sale Price - 12 months (Unit)



PERIOD	PROPERTIES SOLD	MEDIAN PRICE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
Feb 2019	2	$555,000	-1.3% ▼	43	27	$380
Jan 2019	1	$562,500	8.7% ▲	43	20	$375
Dec 2018	6	$517,500	-4.6% ▼	43	20	$370
Nov 2018	3	$542,500	7.4% ▲	41	22	$360
Oct 2018	2	$505,000	0.0%	37	21	$360
Sep 2018	5	$505,000	0.0%	37	20	$370
Aug 2018	3	$505,000	4.1% ▲	32	19	$370
Jul 2018	4	$485,000	2.1% ▲	32	18	$370
Jun 2018	11	$475,000	-0.8% ▼	32	23	$370
May 2018	3	$479,000	0.8% ▲	37	19	$360
Apr 2018	2	$475,000	0.0%	35	17	$360
Mar 2018	4	$475,000	0.0%	35	17	$355

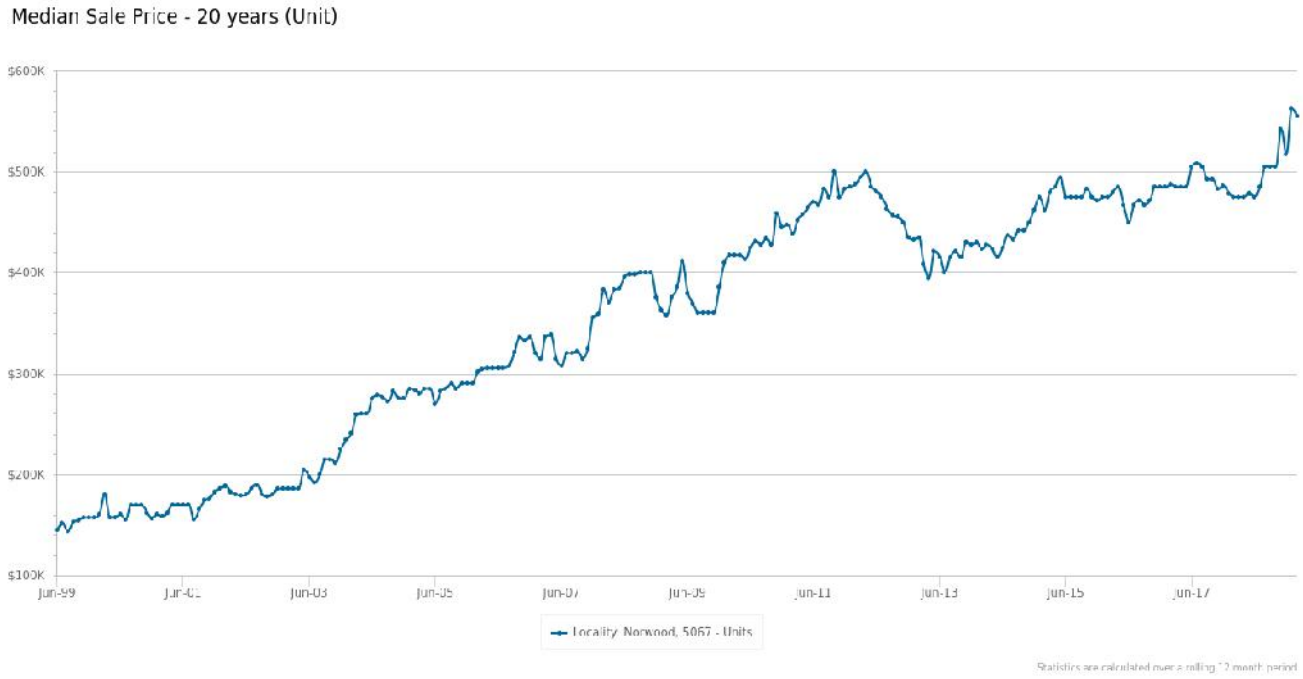
Sales by Price - 12 months (Unit)

PRICE	NUMBER
<200K	0
$200K-$400K	12
$400K-$600K	15
$600K-$800K	15
$800K-$1M	2
$1M-$2M	1
>2M	0



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Long Term Market Trends



PERIOD	PROPERTIES SOLD	MEDIAN PRICE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
2019	46	$555,000	16.8% ▲	43	75	$375
2018	53	$475,000	-2.6% ▼	35	64	$360
2017	71	$487,500	2.6% ▲	26	72	$365
2016	77	$475,150	2.7% ▲	43	64	$365
2015	66	$462,500	9.3% ▲	46	74	$360
2014	68	$423,000	-2.8% ▼	43	62	$350
2013	65	$435,000	-10.8% ▼	56	78	$350
2012	78	$487,750	11.2% ▲	60	82	$375
2011	78	$438,500	5.0% ▲	32	87	$360
2010	80	$417,500	16.7% ▲	47	61	$320
2009	56	$357,750	-6.6% ▼	27	45	$310
2008	67	$383,000	21.6% ▲	24	44	$282
2007	88	$315,000	4.3% ▲	35	46	$260
2006	89	$302,000	6.5% ▲	40	60	$220
2005	90	$283,500	17.9% ▲	24	69	-
2004	87	$240,500	29.6% ▲	17	53	-
2003	105	$185,500	-1.6% ▼	17	31	$220
2002	147	$188,500	19.3% ▲	18	37	$212
2001	115	$158,000	-1.9% ▼	-	18	$185
2000	124	$161,000	15.6% ▲	-	-	-

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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.