INFO BOOKLET

SINOVA PROPERTY



36D Glenburnie Terrace
Plympton SA 5038

Jarrod Leow 0402 855 966
Stephen Ong 0415 038 880

REISA 2023 FINALIST 2023

REISA AWARDS FOR EXCELLENCE FINALIST 2022

AGENCY OF THE YEAR ratemyagent agent of the year awards SUBURB WINNER 2022

REISA Awards For Excellence 2021 NOMINEE

RLA293907

PROPERTY FACT SHEET



36D Glenburnie Terrace, Plympton SA 5038

When was the house built	October 2021
Rates and outgoings (approx.)	• Council: $1,221.55 per year • SA Water: $166.30 per quarter • ESL: $140.70 per year • Body Corporate: TBA
Price	Auction on Saturday, 4th November 2023 @ 10am
Local Council	City of West Torrens
Is the homeowner occupied, tenanted or vacant	☒ Owner Occupied ☐ Tenanted ☐ Vacant
Total Area Size	Land size: 128 sqm (approx.) & Building size: 158 sqm (approx.)
The features we love about this home includes:	• This townhouse brings a contemporary brilliance to a vibrant, sought-after, and convenient corner of Adelaide. • Step into a 2.7m ceilings residence designed with open, flowing floor plans that evoke a sense of spacious luxury. Spanning across two levels, the lower floor is dedicated to an open-plan living concept. • The gourmet kitchen takes center stage, seamlessly merging with the living and dining zones, basking in the allure of natural light. Sliding glass doors extend to covered outdoor entertainment spaces. • An additional fourth bedroom and bathroom on the lower level adds to the convenience and functionality of this townhouse. • All three bedrooms upstairs are generously proportioned and feature premium carpets and built-in wardrobes. The master suite boasts an impressive ensuite bathroom and a walk-in robe of its own. The remaining rooms are served by a main bathroom with a separate shower and bathtub. • High-quality Fisher & Paykel kitchen appliances. • Elegant 40mm stone benchtops in the kitchen, complemented by a glass splashback.
Distance from CBD and surroundings	• 6km away from Glenelg Beach • 4km away from Adelaide CBD
School Zone and Schools nearby	• Plympton Primary School • Plympton International College

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. RLA 293907

Stephen Ong 0415 038 880 I stephen.ong@sinova.com.au

Jarrod Leow 0402 855 996 I jarrod.leow@sinova.com.au

SINOVA PROPERTY

Comparable Sales

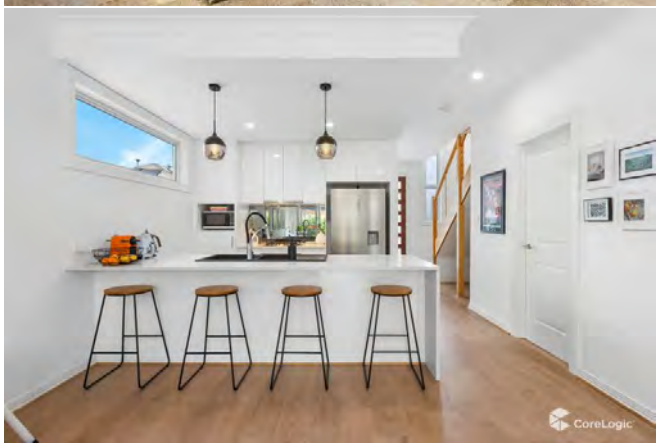
1 2/13 WHEATON ROAD PLYMPTON SA 5038

Sold Price RS **$725,000**

3 2 2 146m² 131m²







Notes from your agent

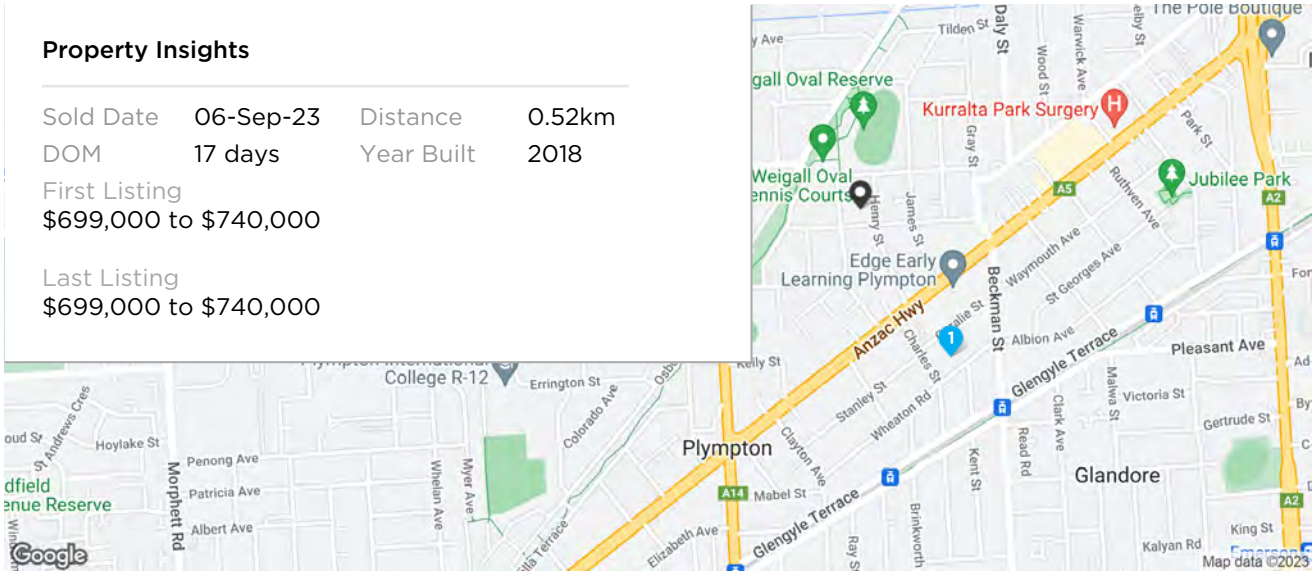
Sold $725k on 06 Sep 2023

Property Insights

Sold Date	06-Sep-23	Distance	0.52km
DOM	17 days	Year Built	2018

First Listing
$699,000 to $740,000

Last Listing
$699,000 to $740,000



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

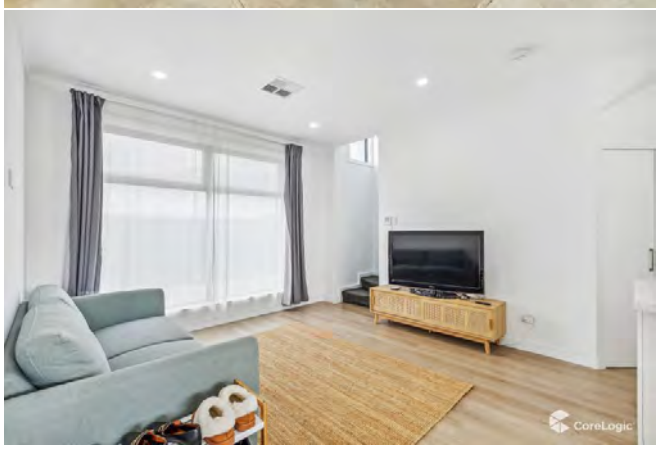
7C CROSSLEY STREET PLYMPTON SA 5038

Sold Price **$685,000**

3 2 1 127m² 113m²





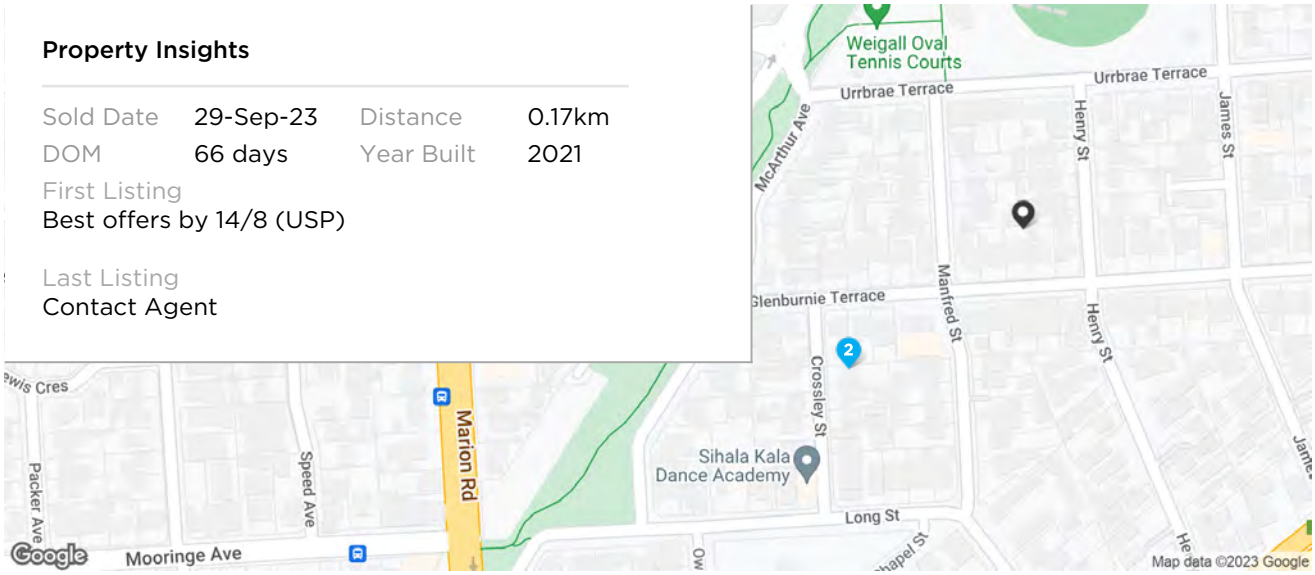


Property Insights

Sold Date	29-Sep-23	Distance	0.17km
DOM	66 days	Year Built	2021

First Listing
Best offers by 14/8 (USP)

Last Listing
Contact Agent



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Comparable Sales

3 32C DUDLEY AVENUE NORTH PLYMPTON SA 5037

Sold Price **$656,000**



2 | 2 | 2 | 141m² | 116m²

Year Built	2021	DOM	42
Sold Date	26-May-23	Distance	0.49km
First Listing	$575,000 to $595,000		
Last Listing	UNDER CONTRACT		

4 45B DALY STREET KURRALTA PARK SA 5037

Sold Price **-**



3 | 2 | 2 | 198m² | 271m²

Year Built	2009	DOM	13
Sold Date	04-Jul-23	Distance	0.75km
First Listing	$750,000 - $825,000		
Last Listing	$750,000 - $825,000		

5 13D ALLINGTON AVENUE MARLESTON SA 5033

Sold Price **$665,000**



3 | 2 | 1 | 165m² | 125m²

Year Built	2017	DOM	47
Sold Date	09-Jun-23	Distance	1.18km
First Listing	Auction On-Site Sunday 14th May 12:00PM		
Last Listing	Auction On-Site Sunday 14th May 12:00PM		

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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Comparable Listings

1 4 WOOD STREET KURRALTA PARK SA 5037



3 2 2 903m² 134m²

Year Built	2023	DOM	119 days
Listing Date	14-Jun-23	Distance	0.57km
Listing Price	$690k - $720k		

2 1B OSBORN TERRACE PLYMPTON SA 5038



4 3 1 230m² 185m²

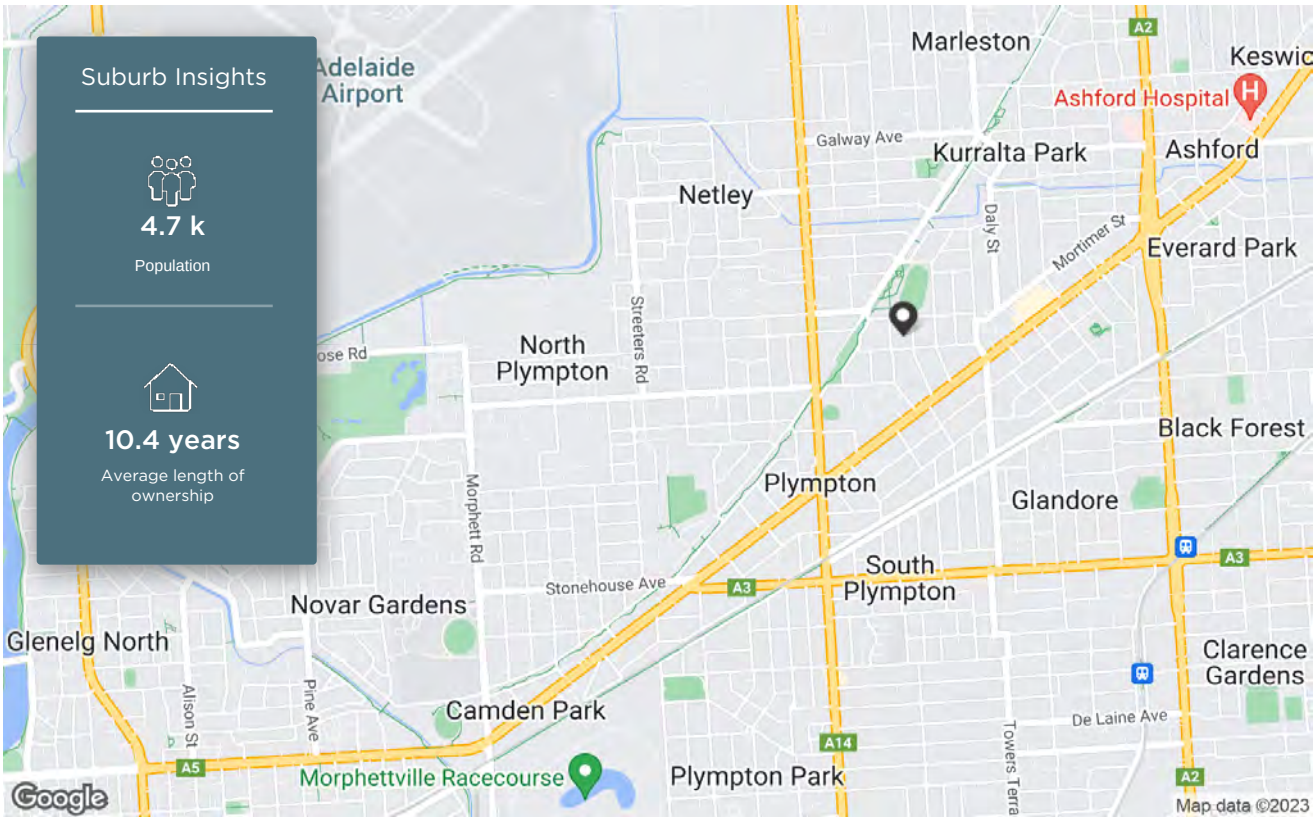
Year Built	2010	DOM	43 days
Listing Date	29-Aug-23	Distance	0.58km
Listing Price	$720,000-$760,000		

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Plympton

Demographic

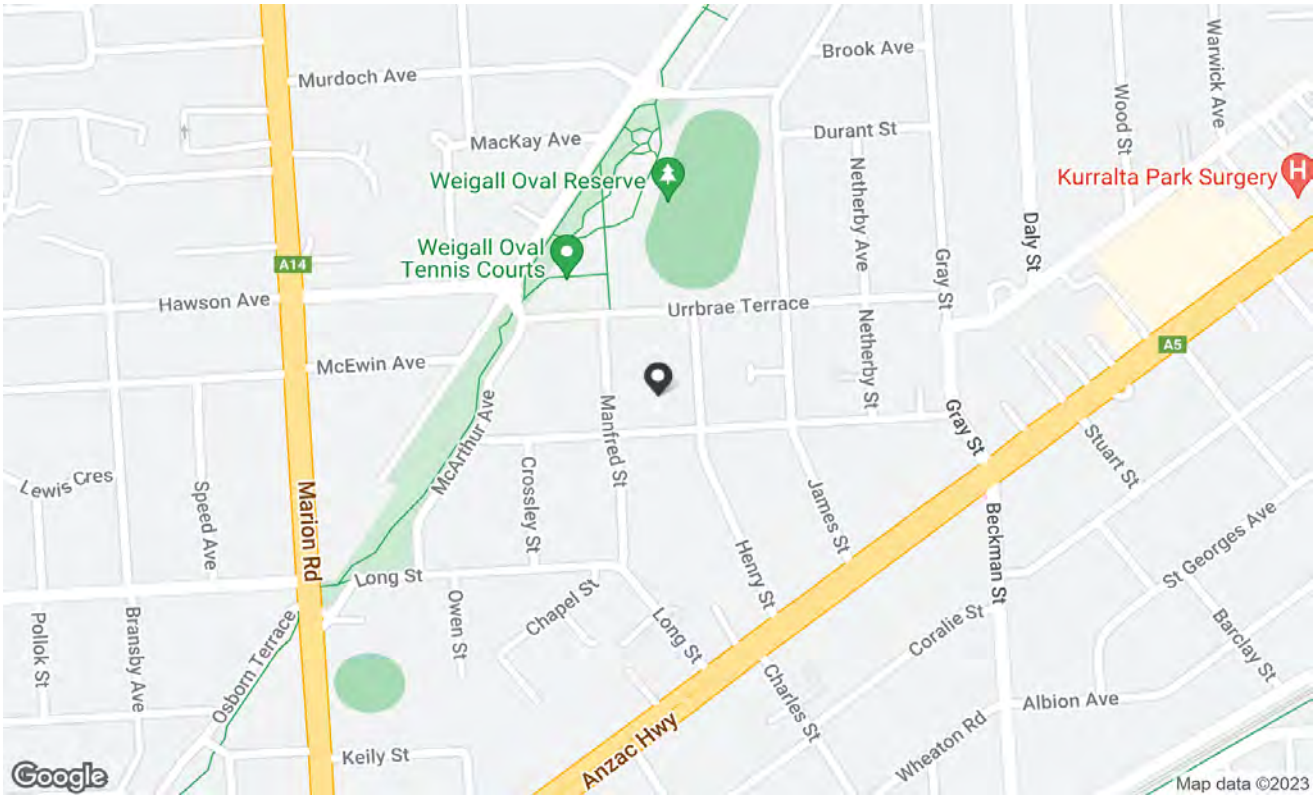


The size of Plympton is approximately 1.8 square kilometres. It has 8 parks covering nearly 7.5% of total area. The population of Plympton in 2011 was 4,509 people. By 2016 the population was 4,748 showing a population growth of 5.3% in the area during that time. The predominant age group in Plympton is 20-29 years. Households in Plympton are primarily couples with children and are likely to be repaying $1800 - $2399 per month on mortgage repayments. In general, people in Plympton work in a professional occupation. In 2011, 55.2% of the homes in Plympton were owner-occupied compared with 54.9% in 2016. Currently the median sales price of houses in the area is $825,000.

HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Childless Couples	41.4	Owns Outright	27.3	0-15.6K	5.4	0-9	10.3
Couples with Children	42.9	Purchaser	27.6	15.6-33.8K	16.6	10-19	9.1
Single Parents	13.0	Renting	42.0	33.8-52K	17.0	20-29	20.9
Other	2.1	Other	0.5	52-78K	18.9	30-39	18.2
		Not Stated	2.5	78-130K	22.0	40-49	12.0
				130-182K	8.2	50-59	10.9
				182K+	4.3	60-69	8.4
						70-79	5.4
						80-89	4.2
						90-99	0.5

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Local Schools



SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS

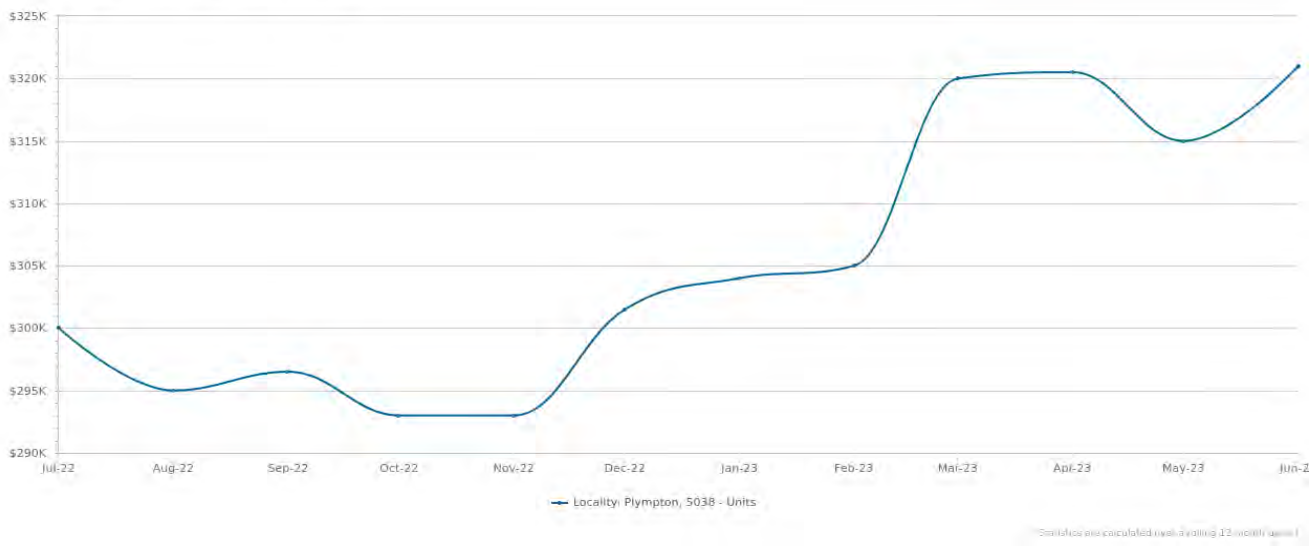
Property is within school catchment area

Property is outside school catchment area

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Recent Market Trends

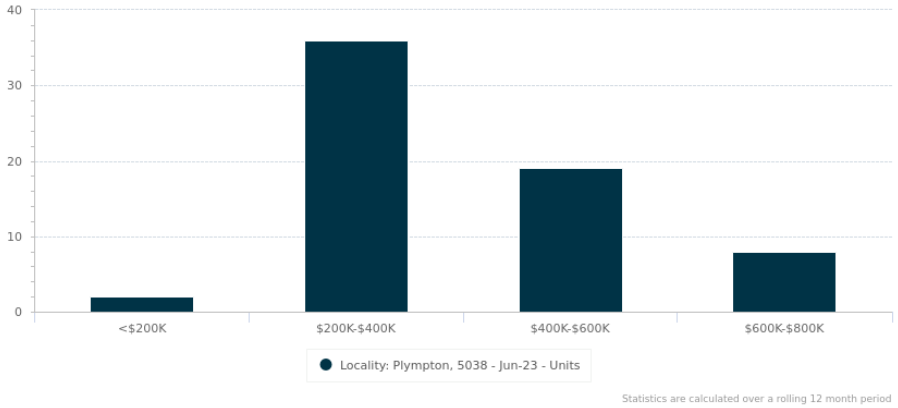
Median Sale Price - 12 months (Unit)



PERIOD	PROPERTIES SOLD	MEDIAN PRICE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
Jun 2023	4	$321,000	1.9% ▲	28	10	$380
May 2023	9	$315,000	-1.7% ▼	29	14	$370
Apr 2023	4	$320,500	0.2% ▲	32	14	$375
Mar 2023	6	$320,000	4.9% ▲	33	14	$372
Feb 2023	1	$305,000	0.3% ▲	29	10	$367
Jan 2023	7	$304,000	0.8% ▲	29	9	$370
Dec 2022	4	$301,500	2.9% ▲	28	7	$360
Nov 2022	11	$293,000	0.0%	30	15	$360
Oct 2022	3	$293,000	-1.2% ▼	34	18	$360
Sep 2022	1	$296,500	0.5% ▲	36	13	$350
Aug 2022	9	$295,000	-1.7% ▼	37	13	$347
Jul 2022	6	$300,000	2.0% ▲	38	15	$345

Sales by Price - 12 months (Unit)

PRICE	NUMBER
<$200K	2
$200K-$400K	36
$400K-$600K	19
$600K-$800K	8
800K-1M	0
1M-2M	0
>2M	0



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Long Term Market Trends



PERIOD	PROPERTIES SOLD	MEDIAN PRICE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
2023	65	$321,000	9.2% ▲	28	61	$380
2022	102	$294,000	-8.6% ▼	38	88	$347
2021	74	$321,500	23.7% ▲	36	98	$312
2020	55	$260,000	-25.7% ▼	40	83	$300
2019	91	$349,900	11.1% ▲	48	103	$300
2018	55	$314,950	-2.8% ▼	68	87	$277
2017	61	$324,000	10.2% ▲	70	98	$270
2016	48	$294,000	7.9% ▲	58	97	$275
2015	64	$272,500	0.9% ▲	49	84	$270
2014	39	$270,000	0.0%	47	70	$275
2013	51	$270,000	3.8% ▲	78	63	$260
2012	33	$260,000	-7.1% ▼	61	63	$265
2011	57	$280,000	8.1% ▲	34	78	$260
2010	67	$259,000	3.6% ▲	36	68	$250
2009	78	$250,000	2.2% ▲	31	73	$240
2008	78	$244,675	27.1% ▲	19	72	$210
2007	84	$192,500	-3.7% ▼	32	65	$200
2006	77	$200,000	20.1% ▲	41	59	$160
2005	81	$166,500	9.5% ▲	34	82	$157
2004	75	$152,000	11.8% ▲	24	62	-

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PROPERTY
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Campbelltown

Jarrod Leow

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