

INFORMATION BOOKLET



4C, Laurel Avenue
Campbelltown
SA 5074

Agents:

Jarrold Leow

jarrod.leow@sinova.com.au

0402 855 996

David Deng

david.deng@sinova.com.au

0430 589 210

68 Halifax Street, Adelaide SA 5000



PROPERTY FACT SHEET



4C Laurel Avenue, Campbelltown SA 5074

When was the house built	2022
Rates and outgoings (approx.)	<ul style="list-style-type: none"> • Council: \$ 379.00pq • SA Water: \$ 166.65pq • ESL: \$ 141.15pa
Price	EOI on 7th February 2023 @1:00pm
Local Council	City of Campbelltown
Is the homeowner occupied, tenanted or vacant	☒ Vacant ☐ Tenanted ☐ Owner Occupied
Total Area Size	Land size: 233 sqm (approx.) & Building size: 223 sqm (approx.)
The features we love about this home includes:	<ul style="list-style-type: none"> • A high front fence secures the torrens titled property, complete with electric automatic gate across the driveway. A large double garage with remote panel lift door offers an alternative access to the home. • The front porch and feature timber door lead into the wide entry hallway, where laminate timber flooring and 2.7-metre-high ceilings greet you, with the downstairs area incorporating free-flowing open-plan living. • The gourmet kitchen has an island bench and 40-mm stone benchtops, providing plenty of space to work on. Ample cabinetry is complemented by upmarket appliances, including a stainless steel 900mm SMEG gas cooktop, a rangehood, oven and dishwasher. • These include 6.6-kilowatts of solar panels, an instantaneous gas hot water system and ducted Daikin split zone heating and cooling. Plantation shutters adorn the windows. • Upstairs there are three more spacious and breezy bedrooms, two with built-in-robos. The sprawling master comes with a walk-in-robe plus its own ensuite bathroom, with shower, toilet and vanity.
Distance from the City and surroundings	<ul style="list-style-type: none"> • 8.6km to Adelaide CBD • 1.2km to ARC Campbelltown Sports Centre • 2.6km to Marden Shopping Centre
School Zone and Schools nearby	<ul style="list-style-type: none"> • East Marden Primary School (550m away) • Charles Campbell College (3.2km 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.

Comparable Sales

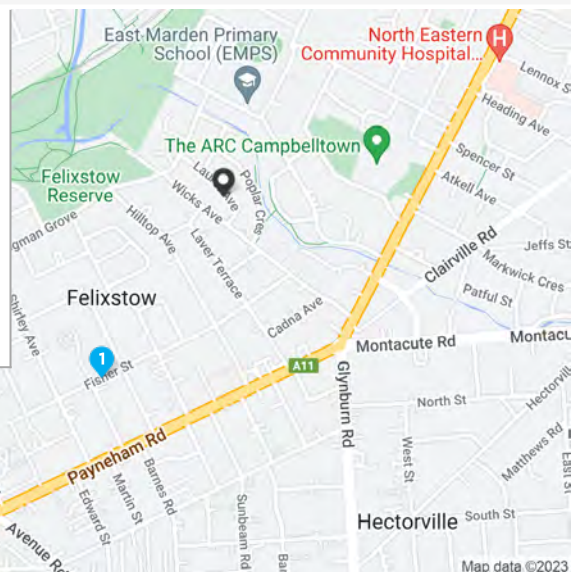
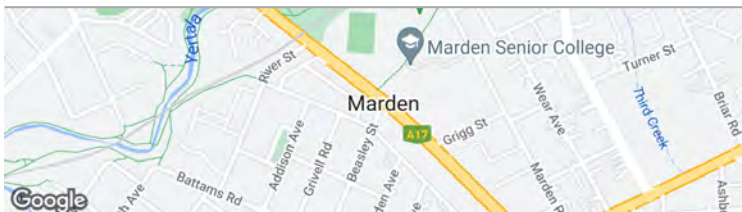
 **2/6D FISHER STREET FELIXSTOW SA 5070**
Sold Price ^{RS} **\$822,000**

 3
  3
  2
  200m²
 136m²



Property Insights

Sold Date	23-Dec-22	Distance	0.65km
DOM	30 days	Year Built	2021
First Listing			
Best Offers by 6pm 19th Dec USP			
Last Listing			
Best Offers by 6pm 19th Dec USP			



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

Comparable Sales

2 2 PEMBURY GROVE FELIXSTOW SA 5070

Sold Price

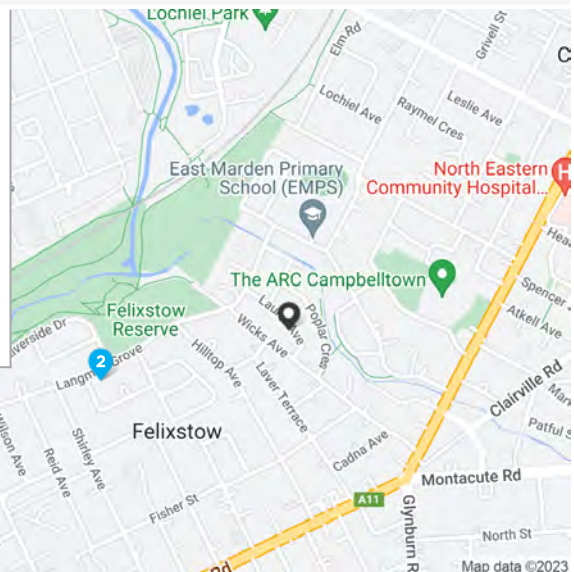
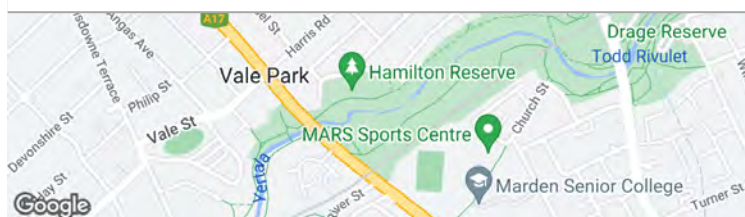
RS UN

4 2 2 340m² 288m²



Property Insights

Sold Date 11-Oct-22 Distance 0.57km
 DOM 8 days Year Built 1960
 First Listing
 Best Offers By 5pm Tuesday the 25th October USP
 Last Listing
 \$995,000 - \$1,050,000

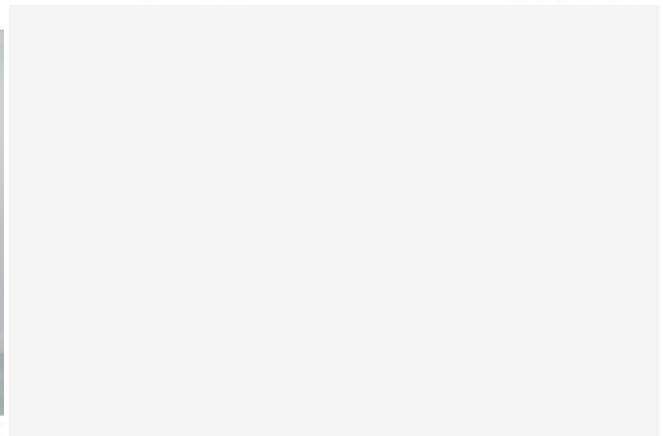


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Comparable Sales

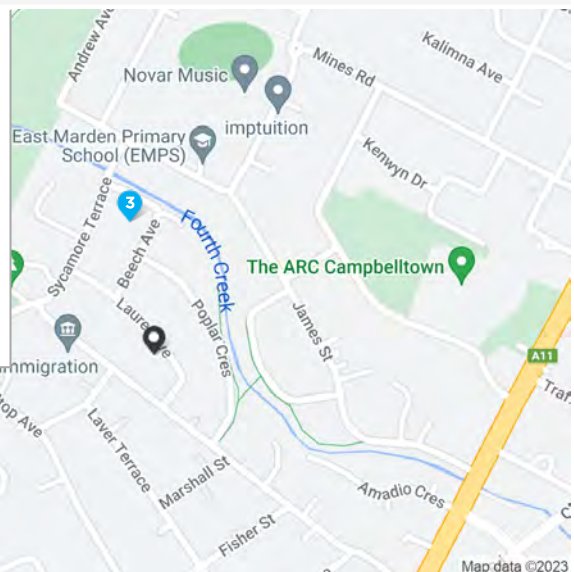
 **7A BEECH AVENUE CAMPBELLTOWN SA 5074**
Sold Price **\$853,000**

 4
  3
  1
  302m²
 236m²



Property Insights

Sold Date	20-Oct-22	Distance	0.19km
DOM	173 days	Year Built	2017
First Listing	\$730,000 - \$750,000		
Last Listing	UNDER CONTRACT		



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Comparable Sales

4	6A DONALD STREET CAMPBELLTOWN SA 5074		3 2 2 177m ²	172m ²	DOM 36	Distance 0.78km	First Listing Notice of Offers closing 22nd December USP	Last Listing Price on Application	Sold Price \$658,000
5	40 ANN STREET CAMPBELLTOWN SA 5074		3 2 2 698m ²	147m ²	DOM 51	Distance 1.16km	First Listing Best Offers By 5pm Tuesday the 15th November USP	Last Listing Contact Agent	Sold Price RS UN
6	45A MONTACUTE ROAD CAMPBELLTOWN SA 5074		4 3 2 425m ²	272m ²	DOM 106	Distance 1.23km	First Listing Best Offers By Tuesday 28th June By 5PM USP	Last Listing \$1,090,000 - \$1,199,000	Sold Price \$1,120,000
7	2A WATTLE STREET CAMPBELLTOWN SA 5074		3 2 1 167m ²	147m ²	DOM 73	Distance 1.24km	First Listing Auction	Last Listing \$590,000 - \$620,000	Sold Price \$605,000
8	12A AMBROSE AVENUE CAMPBELLTOWN SA 5074		3 2 2 243m ²	-	DOM 55	Distance 1.34km	First Listing Auction \$695,000	Last Listing Auction \$695,000	Sold Price \$840,000

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

Comparable Sales



5A MUNDON STREET CAMPBELLTOWN SA 5074

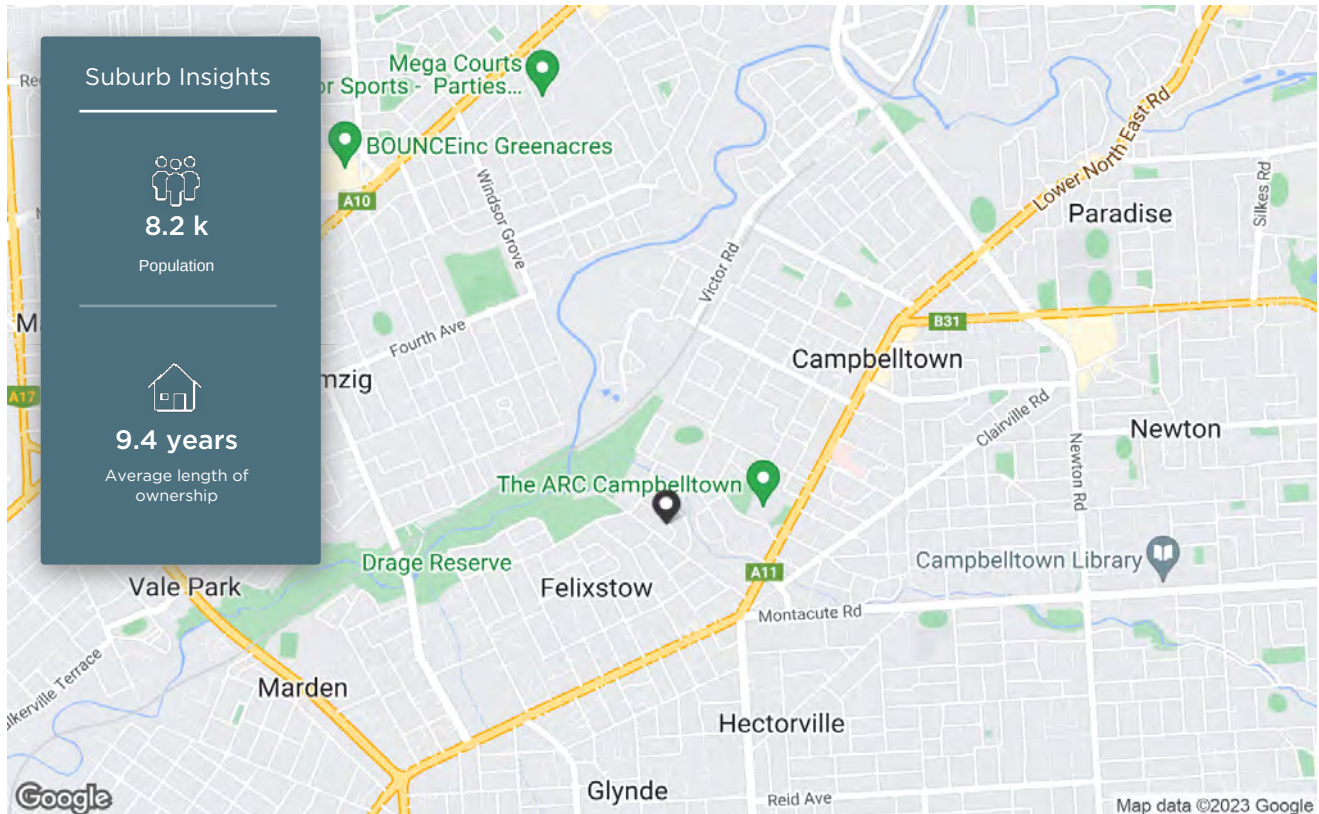


4	3	2	380m ²	237m ²
Year Built	2019	DOM	71	
Sold Date	07-Nov-22	Distance	1.81km	
First Listing	\$985,000			
Last Listing	UNDER CONTRACT			

Sold Price	\$1,068,888
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Campbelltown

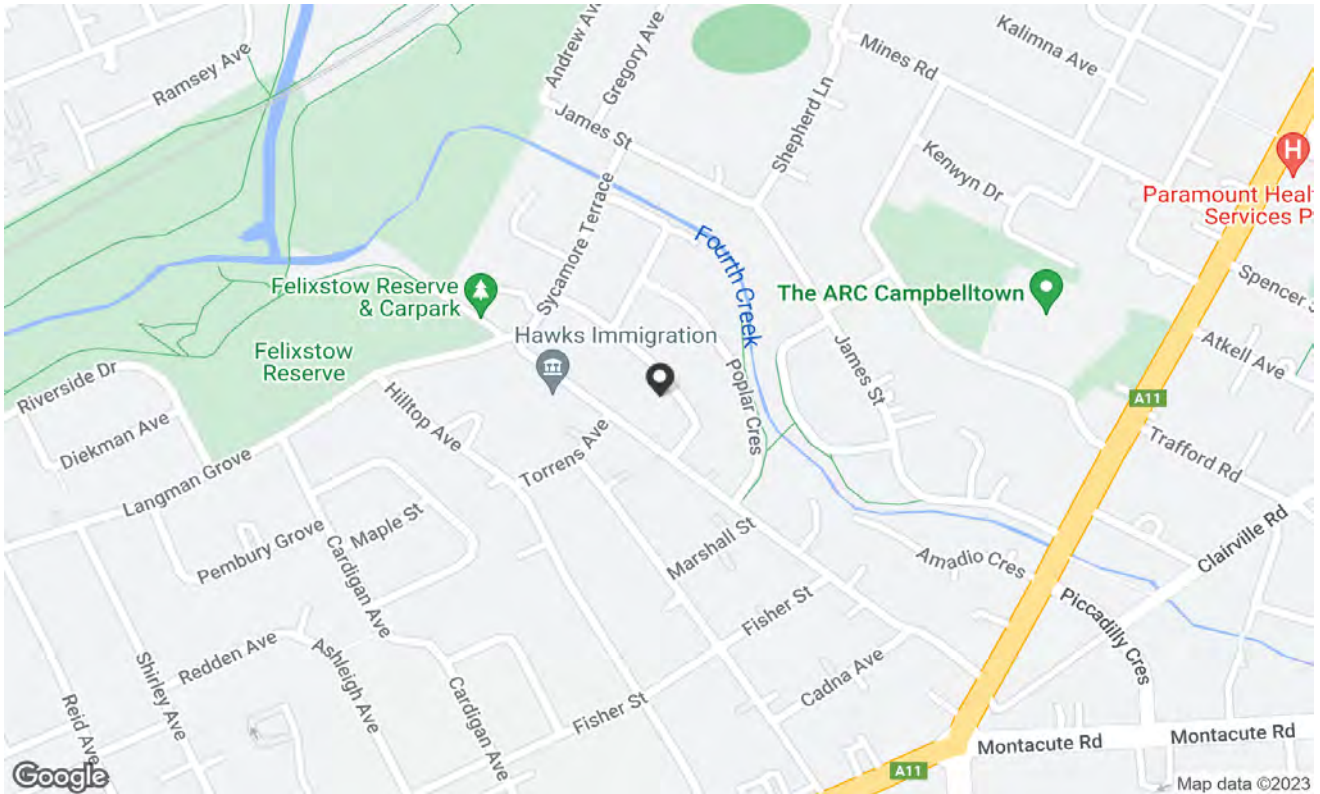
Demographic



The size of Campbelltown is approximately 3.5 square kilometres. It has 21 parks covering nearly 6.4% of total area. The population of Campbelltown in 2011 was 7,573 people. By 2016 the population was 8,159 showing a population growth of 7.7% in the area during that time. The predominant age group in Campbelltown is 30-39 years. Households in Campbelltown are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Campbelltown work in a professional occupation. In 2011, 57.8% of the homes in Campbelltown were owner-occupied compared with 58.1% in 2016. Currently the median sales price of houses in the area is \$760,000.

HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Childless Couples	38.3	Owns Outright	32.7	0-15.6K	6.0	0-9	12.0
Couples with Children	44.0	Purchaser	25.4	15.6-33.8K	21.3	10-19	9.4
Single Parents	15.5	Renting	34.5	33.8-52K	17.3	20-29	12.4
Other	2.3	Other	5.0	52-78K	16.3	30-39	14.4
		Not Stated	2.5	78-130K	19.6	40-49	12.9
				130-182K	7.6	50-59	10.4
				182K+	4.0	60-69	9.2
						70-79	9.7
						80-89	7.5
						90-99	1.9

Local Schools



SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
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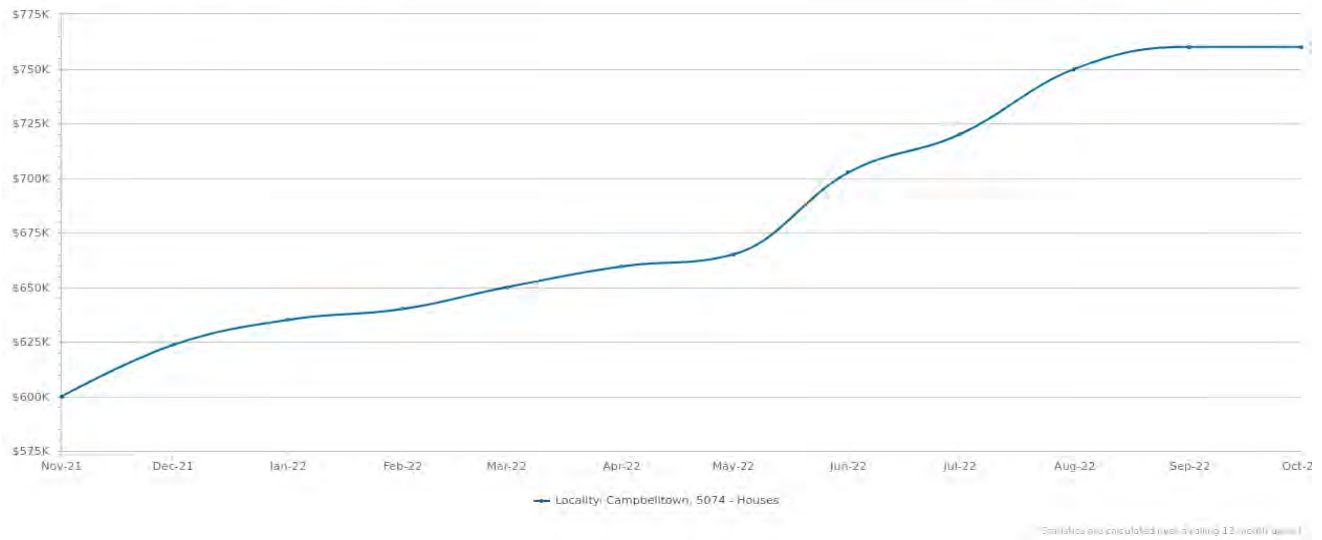
Property is within school catchment area



Property is outside school catchment area

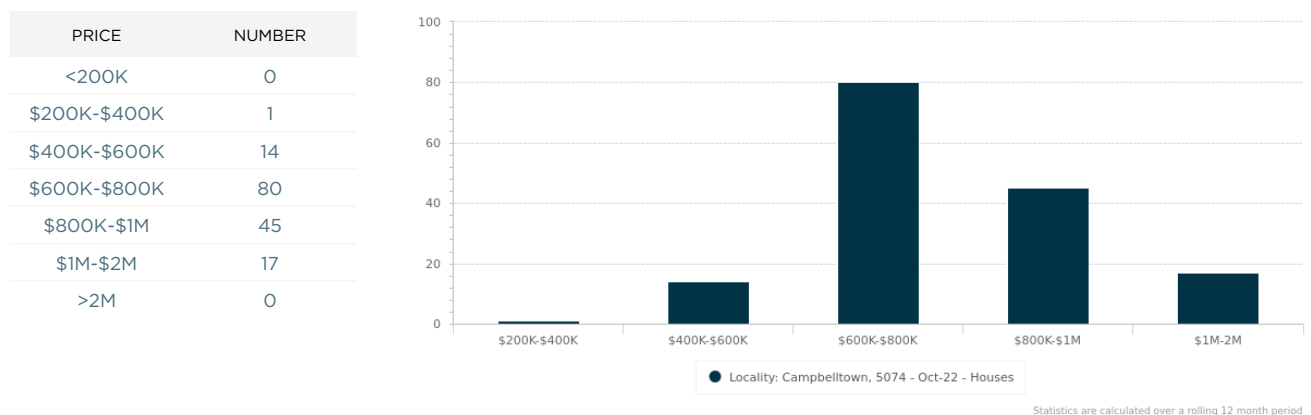
Recent Market Trends

Median Sale Price - 12 months (House)



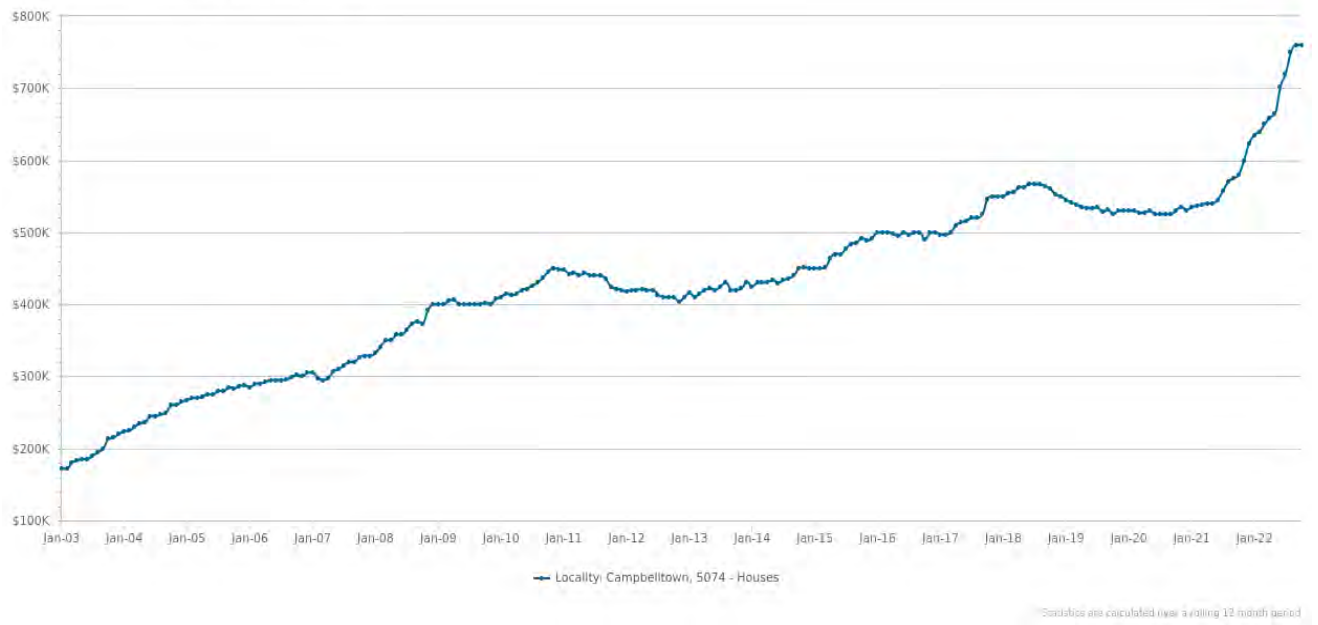
PERIOD	PROPERTIES SOLD	MEDIAN PRICE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
Oct 2022	15	\$760,000	0.0%	37	28	\$500
Sep 2022	19	\$760,000	1.3% ▲	38	28	\$495
Aug 2022	13	\$750,000	4.2% ▲	37	34	\$495
Jul 2022	13	\$720,000	2.5% ▲	41	28	\$465
Jun 2022	14	\$702,500	5.6% ▲	43	28	\$470
May 2022	9	\$665,000	0.8% ▲	42	25	\$465
Apr 2022	10	\$659,500	1.5% ▲	43	17	\$465
Mar 2022	10	\$650,000	1.6% ▲	43	18	\$460
Feb 2022	8	\$640,000	0.8% ▲	43	15	\$460
Jan 2022	12	\$635,000	1.8% ▲	44	14	\$450
Dec 2021	11	\$623,500	3.9% ▲	45	12	\$450
Nov 2021	23	\$600,000	3.4% ▲	49	20	\$450

Sales by Price - 12 months (House)



Long Term Market Trends

Median Sale Price - 20 years (House)



PERIOD	PROPERTIES SOLD	MEDIAN PRICE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
2022	157	\$760,000	31.0% ▲	37	119	\$500
2021	167	\$580,000	9.4% ▲	52	141	\$450
2020	157	\$530,000	1.0% ▲	49	158	\$430
2019	178	\$525,000	-6.2% ▼	70	159	\$407
2018	136	\$560,000	2.5% ▲	67	192	\$395
2017	164	\$546,250	11.5% ▲	47	188	\$382
2016	166	\$490,000	-0.5% ▼	43	164	\$360
2015	132	\$492,500	9.4% ▲	40	139	\$355
2014	93	\$450,000	7.1% ▲	36	129	\$345
2013	100	\$420,000	2.4% ▲	44	120	\$350
2012	79	\$410,000	-3.5% ▼	68	123	\$350
2011	94	\$425,000	-4.5% ▼	76	153	\$320
2010	94	\$445,000	10.6% ▲	43	124	\$305
2009	102	\$402,500	7.8% ▲	50	111	\$280
2008	100	\$373,500	14.3% ▲	33	119	\$275
2007	112	\$326,750	8.4% ▲	40	87	\$260
2006	92	\$301,500	6.5% ▲	64	85	\$250
2005	95	\$283,000	8.8% ▲	52	81	\$210
2004	97	\$260,000	21.8% ▲	55	87	-
2003	112	\$213,500	29.4% ▲	35	53	-

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