

# INFO BOOKLET



3407/17 Austin Street,  
Adelaide 5000

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LOCAL RESIDENTIAL  
SALESPERSON  
EASTERN/CITY

RLA293907



# Modern Amenities

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## Level 8 facilities



## Level 39 facilities



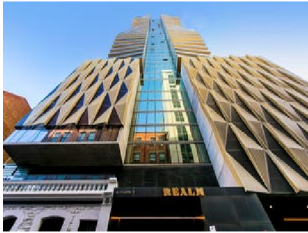
# PROPERTY FACT SHEET



## 3407/17 Austin Street, Adelaide SA 5000

When was the building built	2020
Rates and outgoings (approx.)	<ul style="list-style-type: none"> <li>• Council: \$ 816.9 per quarter</li> <li>• SA Water: \$ 207.75 per quarter</li> <li>• Strata: \$ 3234 per quarter (including sinking fund)</li> <li>• ESL: \$ 181.5 per annual</li> </ul>
Price	Best Offer Close 21/5/24 - 2 pm
Local Council	City of Adelaide
Is the homeowner occupied, tenanted or vacant	<input checked="" type="checkbox"/> Owner Occupied <input type="checkbox"/> Tenanted <input checked="" type="checkbox"/> Vacant
Total Area Size	121 sqm (approx.)
What we love about this home	<ul style="list-style-type: none"> <li>• This luxury apartment boasting floor-to-ceiling windows that offer panoramic views of Adelaide featuring with three bedrooms. The three bedrooms offering with a built-in robe. And high- quality carpet, and the master room feature with a stylish ensuite.</li> <li>• Step outside to the 24 sqm (approx.) balcony, the 270-degree breath taking view allow the owners enjoy full Adelaide view, from Adelaide Hill to the Beach side, from sunrise to sunset.</li> <li>• Modern kitchen with stone benchtops, ample cabinetry, and premium Miele appliances such as a 4-burner gas stovetop, built-in electric oven, and integrated dishwasher.</li> <li>• A fully equipped cross-fit enabled gym with a climbing wall, two exclusive function areas with dining amenities and a games room, complemented by an outdoor terrace featuring a 25-meter lap pool and spa on Level 8. In addition, the inviting level 39th rooftop offers an array of amenities, including a sauna, steam room, spa, and indoor/outdoor BBQ area for entertaining.</li> </ul>
Distance from the City and surroundings	<ul style="list-style-type: none"> <li>• 50m away from Rundle Mall</li> <li>• 500 m to Migration Museum</li> <li>• 600 m to Adelaide Botanic Garden</li> </ul>
School Zone and Schools nearby	<ul style="list-style-type: none"> <li>• Adelaide Botanic High School (1 km away)</li> <li>• Adelaide High School (2.1 km away)</li> <li>• UniSA/ Uni Adl East campus (300 m away)</li> </ul>

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.


**SOLD PROPERTIES**


### 3404/17 Austin Street

Adelaide SA 5000

 3  2  2  Land: 196m<sup>2</sup>  -

 Price / m<sup>2</sup> -

Year built 2019

Distance 0.0km

Property type Unit

**\$1,500,000**

Last sold 27 Mar 2023

418 days on site



### 1601/47 Hindmarsh Square

Adelaide SA 5000

 3  2  2  -  Floor: 159m<sup>2</sup>

 Price / m<sup>2</sup> \$8,937

Year built 2009

Distance 0.2km

Property type Unit

**\$1,421,000**

Last sold 14 Dec 2023

45 days on site



### 3202/19 Frome St

Adelaide SA 5000

 3  2  2  Land: 760m<sup>2</sup>  Floor: 156m<sup>2</sup>

 Price / m<sup>2</sup> \$11,538

Year built 2020

Distance 0.2km

Property type Unit

**\$1,800,000**

Last sold 13 Mar 2024

days on site



### 2301/19 Frome St

Adelaide SA 5000

 2  2  2  Land: 62m<sup>2</sup>  Floor: 103m<sup>2</sup>

 Price / m<sup>2</sup> \$9,951

Year built -

Distance 0.2km

Property type Unit

**\$1,025,000**

Last sold 21 Dec 2023

days on site





## 3303/19 Frome Street

Adelaide SA 5000

🚗 3 🚶 2 🚲 2 🏠 Land: 98m<sup>2</sup> 🏠 Floor: 157m<sup>2</sup>

Price / m<sup>2</sup> \$11,974

Year built -

Distance 0.3km

Property type Unit

**\$1,880,000**

Last sold 13 Mar 2024

days on site



## 2506/19 Frome Street

Adelaide SA 5000

🚗 3 🚶 2 🚲 2 🏠 Land: 760m<sup>2</sup> 🏠 -

Price / m<sup>2</sup> -

Year built 2019

Distance 0.3km

Property type Unit

**\$1,365,000**

Last sold 16 Feb 2024

75 days on site



## 702/193 Angas Street

Adelaide SA 5000

🚗 3 🚶 2 🚲 1 🏠 - 🏠 Floor: 132m<sup>2</sup>

Price / m<sup>2</sup> \$9,469

Year built -

Distance 0.9km

Property type Unit

**\$1,250,000**

Last sold 14 Mar 2024

24 days on site



## 802/193 Angas Street

Adelaide SA 5000

🚗 3 🚶 2 🚲 1 🏠 - 🏠 Floor: 132m<sup>2</sup>

Price / m<sup>2</sup> \$9,848

Year built -

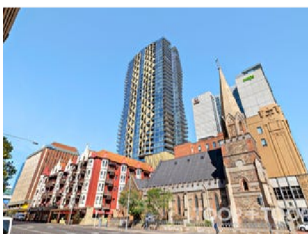
Distance 0.9km

Property type Unit

**\$1,300,000**

Last sold 28 Mar 2024

1 days on site



## 3106/17 Austin Street

Adelaide SA 5000

🚗 3 🚶 2 🚲 1 🏠 Land: 196m<sup>2</sup> 🏠 Floor: 117m<sup>2</sup>

Price / m<sup>2</sup> \$8,974

Year built 2019

Distance 0.0km

Property type Unit

**\$1,050,000**

Last sold 30 Jun 2023

88 days on site



## MARKET INSIGHTS - SALES

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

### Adelaide market snapshot in the last 12 months

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

Median sale price

**\$820k**

↑ Up 2.2% from this time last year

Sold volume

**75**

↑ Up 4.2% from this time last year

Price growth

**2.2%**

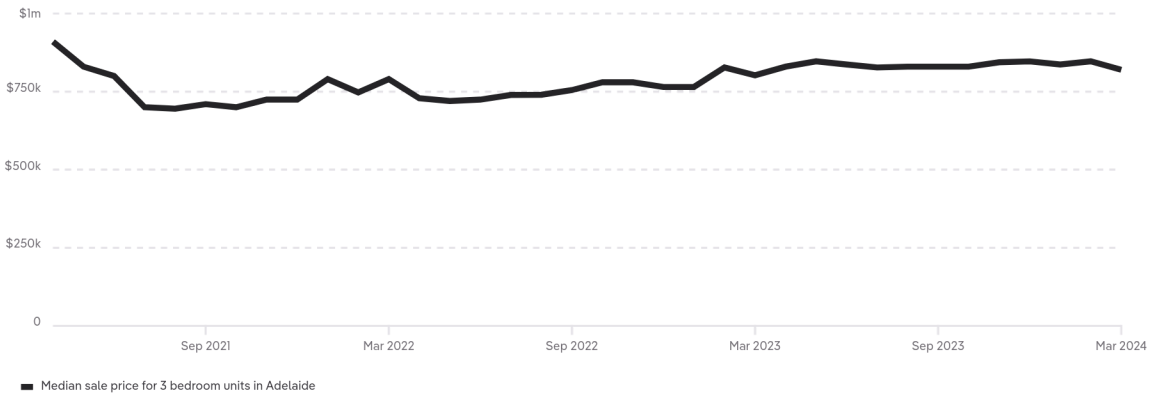
Median days on market

**59 days**

↓ Down 15.7% from this time last year

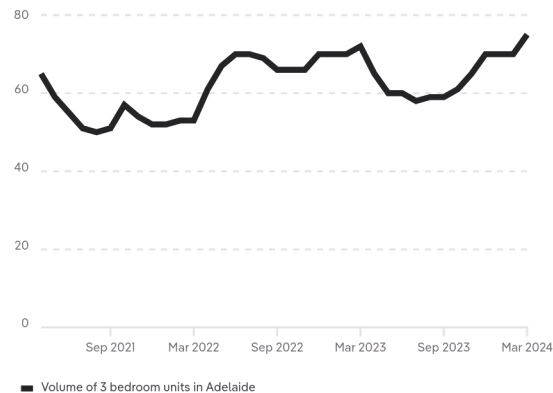
### Median sale price - 3 year trend

Showing the median sale price of 3 bedroom units in Adelaide



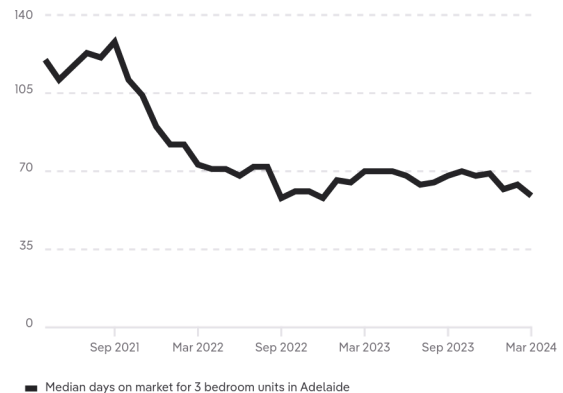
### Properties sold - 3 year trend

Showing how many 3 bedroom units in Adelaide have sold



### Median days on market - 3 year trend

Showing how long it takes 3 bedroom units in Adelaide to sell







## 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 units in Adelaide

Potential buyers

**807**

↑ Up 12.9% from this time last week

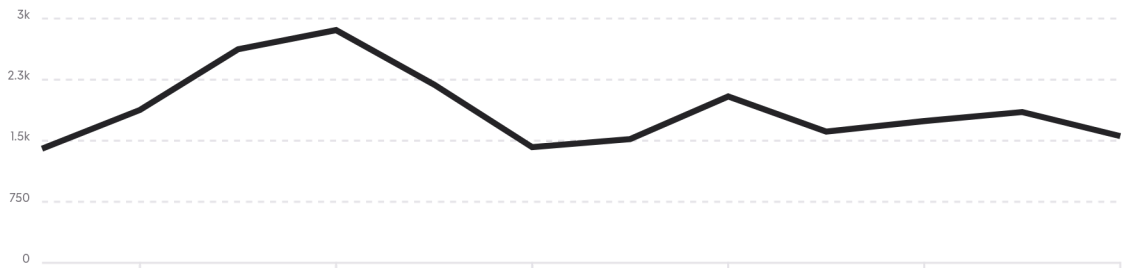
Similar for sale

**36**

↑ Up 16.1% from this time last week

### Potential buyers

Showing the number of people who are seriously interested in listings for 3 bedrooms units in Adelaide 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.



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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.

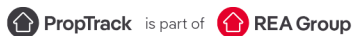
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The information contained in this dataset must not be used for the purposes of compiling contact lists, whether personalised or not.

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





# Form R3

## Buyers information notice

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*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](http://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**

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- 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**

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- 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**

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- 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](http://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

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### 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.