INFO BOOKLET

SINOVA PROPERTY

37 Newton Road
Newton SA 5074

Jarrod Leow 0402 855 996
David Deng 0430 589 210

LOCAL RESIDENTIAL SALESPERSON
EASTERN/CITY

RLA293907

JARROD LEOW

YOUR LOCAL AGENT

In a real estate arena where people are making the biggest investments of their lives, Jarrod Leow understands the importance of integrity and trust. These qualities form the basis of his commitment to providing his clients with the finest service in the city, particularly when it comes to his speciality: off-the-plan properties.

It's a commitment that encompasses many other merits too. Jarrod is fluent in English, Mandarin and Cantonese, giving him a unique ability to cross the cultural gap with his marketing and client relationships. This gives him access to a world of buyers most agents simply can't reach.

The there's Jarrod's extremely diligent work ethic. This is an agent who understands what real estate represents to his clients and how important their investment is. Most importantly, he's willing to put everything he has into ensuring successful transactions for them.

This amounts to incredible value. Jarrod is strategic, carefully planning out his marketing and sales strategies. He also has a deep understanding of the market, and what makes every development and property unique.

If you're looking for a smooth real estate journey, you want Jarrod Leow on your side. Get in touch with him today.

2022 RATEMYAGENT AGENCY OF THE YEAR SUBURB WINNER
2022 RATEMYAGENT AGENT OF THE YEAR IN CAMPBELLTOWN

PROPERTY FACT SHEET

37 Newton Road, Newton, SA 5074

When was the house built	1960
Rates and outgoings (approx.)	• Council: $1,948.60 per year • SA Water: $240.00 per quarter • ESL: $164.90 per year
Price	Auction on Sunday, 21st April 2024 @12:15pm
Local Council	City of Campbelltown
Is the homeowner occupied, tenanted or vacant	☐ Tenanted - Lease until 16th of July 2024 with $2,080 monthly rental
Total Area Size	Land size: 693 sqm (approx.) & Building size: 176 sqm (approx.)
The features we love about this home includes:	• Situated on a coveted corner allotment spanning approximately 693 square meter. • Settling in immediately, embarking on a fresh construction project, manifesting your dream home, or exploring development prospects (STCC), the possibilities abound. • The home welcomes with its charming timber-look floors throughout, setting the tone for a warm and inviting atmosphere. These floors seamlessly guide you through the updated living areas, where the fusion of living and dining spaces forms the nucleus of family life. • Bathed in natural light year-round, this central zone is complemented by a well-appointed kitchen equipped with modern conveniences, including a dishwasher, and stainless steel appliances. Ample bench and cupboard space ensure functionality meets style in this culinary hub. • Ducted reverse cycle air conditioning and a security alarm system add modern comforts and peace of mind.
Distance from the Beach and surroundings	• 5 minutes drive to Newton Village Shopping Centre • 5 minutes drive to The ARC Campbelltown • 20 minutes drive to Adelaide CBD
School Zone and Schools nearby	• East Torrens Primary School • Charles Campbell 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

David Deng 0430 589 210 I david.deng@sinova.com.au

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

SINOVA PROPERTY

Your Property

37 NEWTON ROAD NEWTON SA 5074

3 1 2 693m² 98m²

Your Property History

27 Mar, 2024	-	Listed for sale as AUCTION (U.S.P)
6 Mar, 2020	-	Listed for rent at $390
12 Jun, 2019	-	Listed for rent at $385
6 Jun, 2018	-	Listed for rent as Not Disclosed
29 May, 2018	-	Sold for $590,000
20 Mar, 2018	-	Listed for sale at $570,000 to $600,000

Introducing Jarrod Leow

Jarrod understands the importance of integrity and trust. These qualities form the basis of his commitment to providing his clients with the finest service. Jarrod is fluent in English, Mandarin and Cantonese, giving him a unique ability to cross the cultural gap with his marketing and client relationships. This gives him access to a world of buyers most agents simply can't reach. The there's Jarrod's extremely diligent work ethic. This is an agent who understands what real estate represents to his clients and

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Floor Plan

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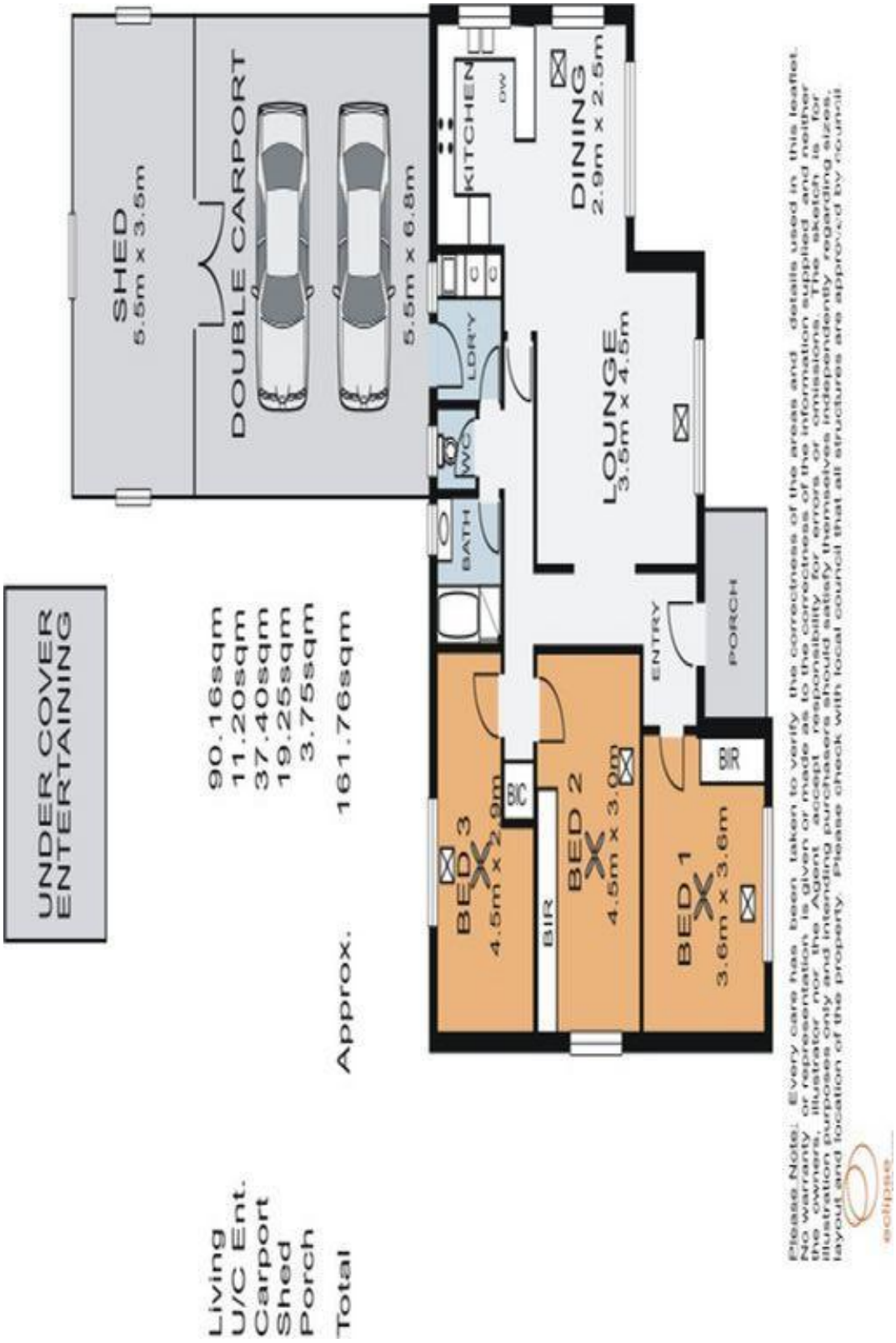
Floor Plan



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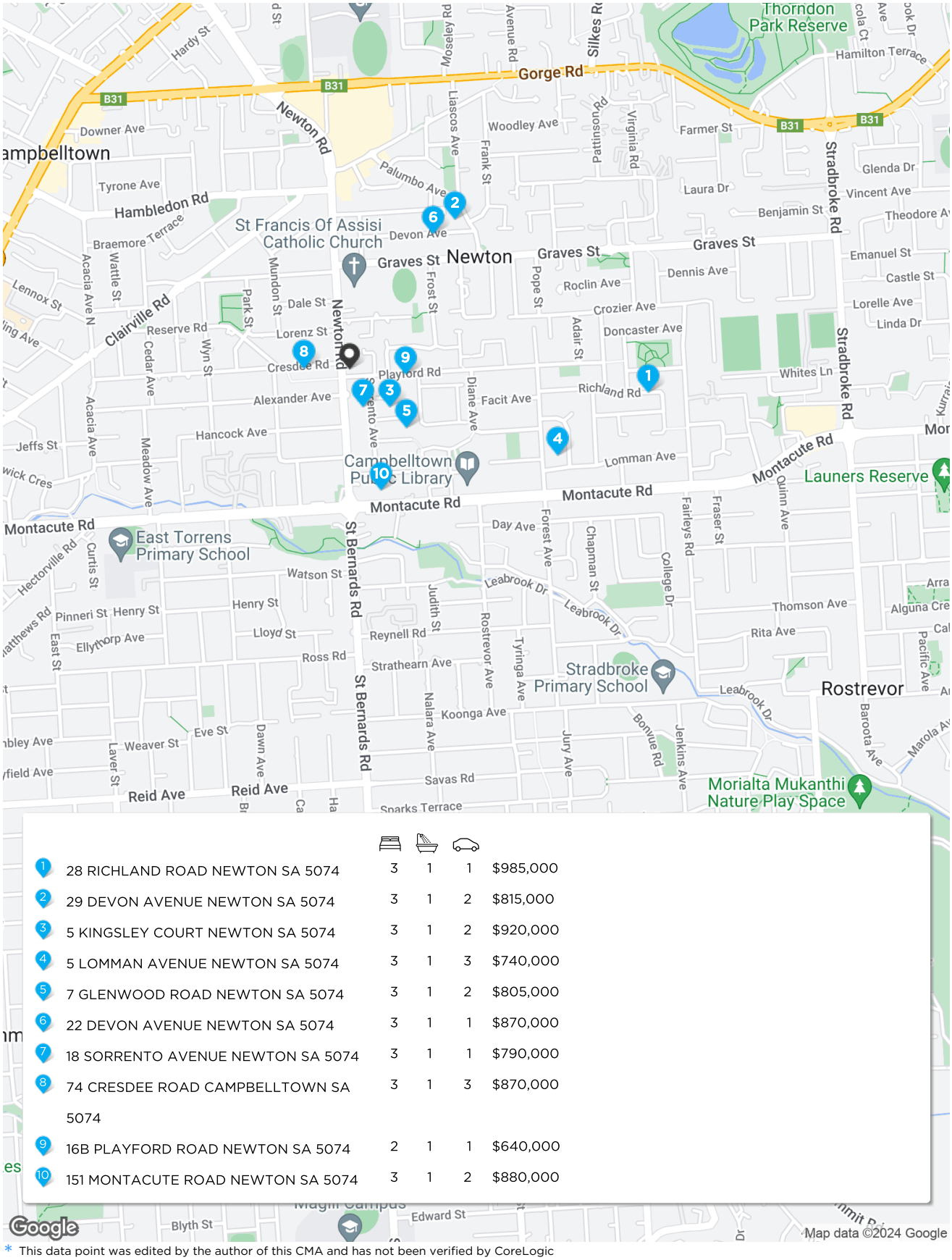
Comparables Map: Sales



1 28 RICHLAND ROAD NEWTON SA 5074	3	1	1	$985,000
2 29 DEVON AVENUE NEWTON SA 5074	3	1	2	$815,000
3 5 KINGSLEY COURT NEWTON SA 5074	3	1	2	$920,000
4 5 LOMMAN AVENUE NEWTON SA 5074	3	1	3	$740,000
5 7 GLENWOOD ROAD NEWTON SA 5074	3	1	2	$805,000
6 22 DEVON AVENUE NEWTON SA 5074	3	1	1	$870,000
7 18 SORRENTO AVENUE NEWTON SA 5074	3	1	1	$790,000
8 74 CRESDEE ROAD CAMPBELLTOWN SA 5074	3	1	3	$870,000
9 16B PLAYFORD ROAD NEWTON SA 5074	2	1	1	$640,000
10 151 MONTACUTE ROAD NEWTON SA 5074	3	1	2	$880,000

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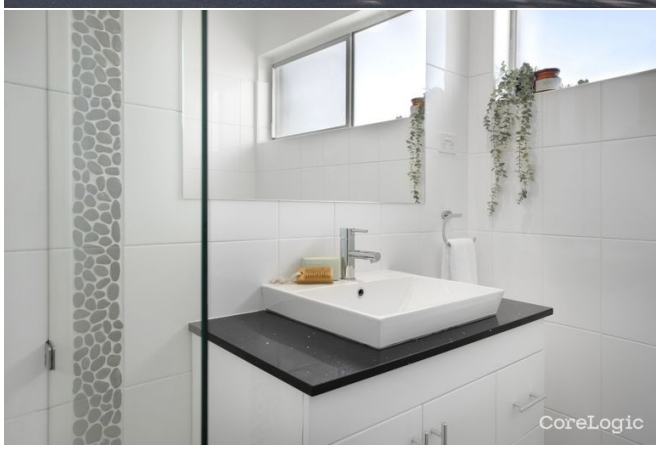
Comparable Sales

28 RICHLAND ROAD NEWTON SA 5074

Sold Price RS **$985,000**

3 | 1 | 1 | 574m² | 132m²

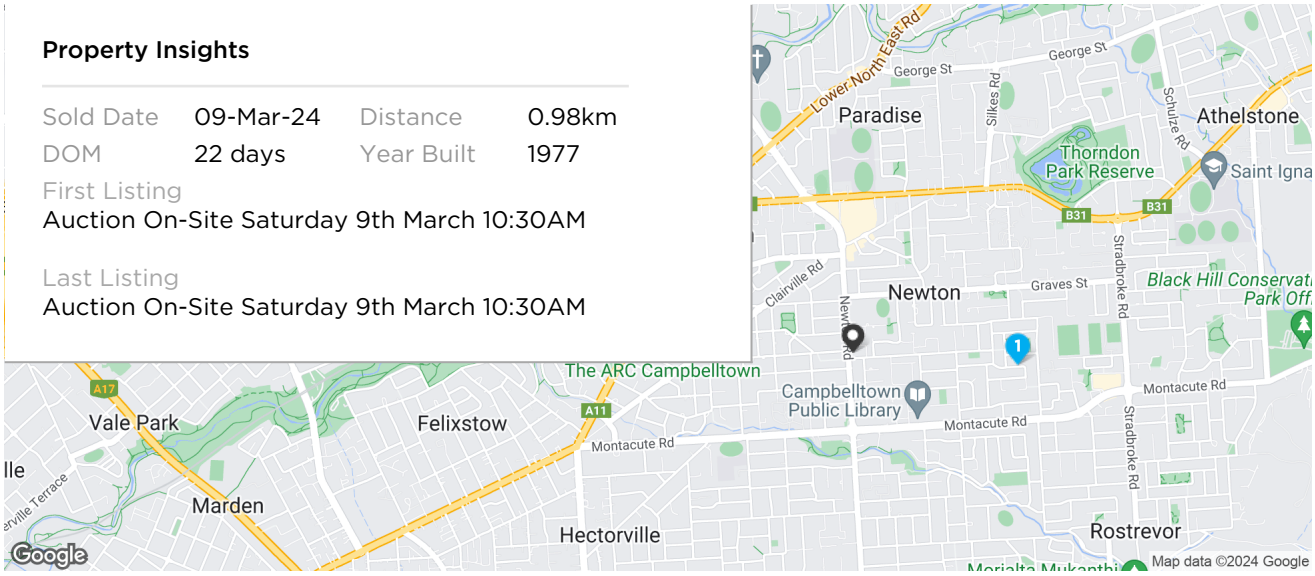


Property Insights

Sold Date	09-Mar-24	Distance	0.98km
DOM	22 days	Year Built	1977

First Listing
Auction On-Site Saturday 9th March 10:30AM

Last Listing
Auction On-Site Saturday 9th March 10:30AM



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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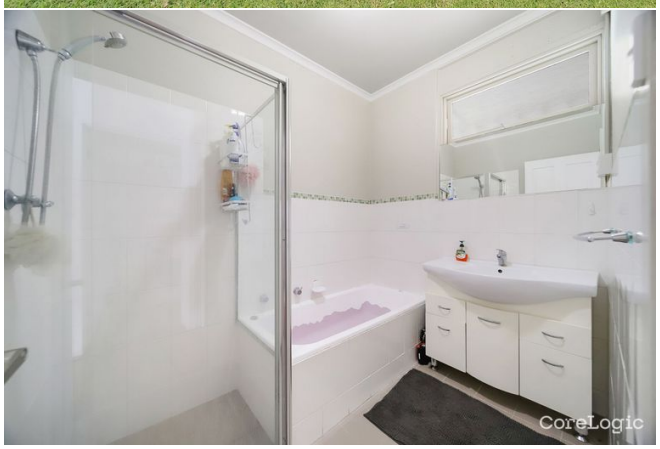
Comparable Sales

2 29 DEVON AVENUE NEWTON SA 5074

Sold Price RS **$815,000**

3 | 1 | 2 | 619m² | 104m²

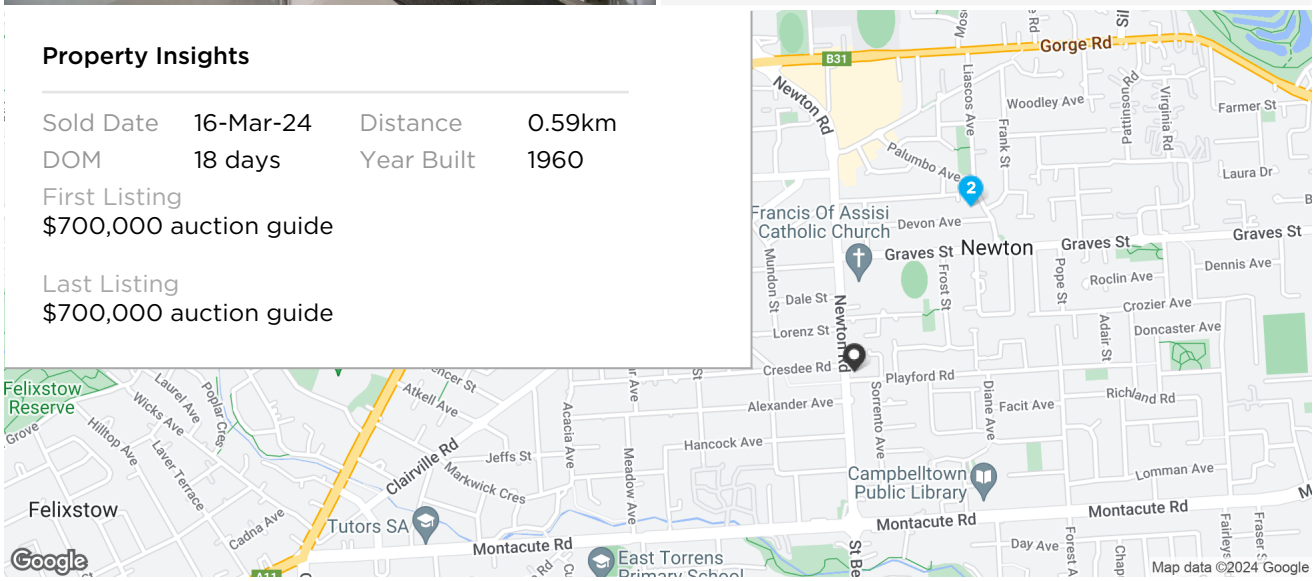


Property Insights

Sold Date	16-Mar-24	Distance	0.59km
DOM	18 days	Year Built	1960

First Listing
$700,000 auction guide

Last Listing
$700,000 auction guide



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Comparable Sales

5 KINGSLEY COURT NEWTON SA 5074

Sold Price RS **$920,000**

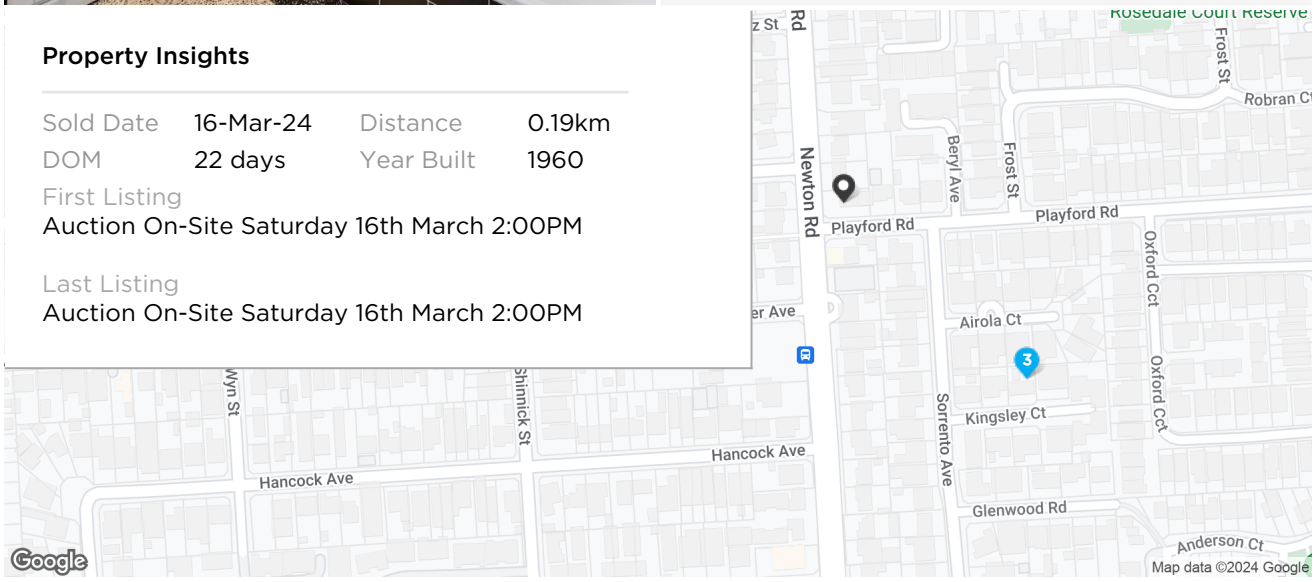
3 | 1 | 2 | 590m² | 119m²

Property Insights

Sold Date	16-Mar-24	Distance	0.19km
DOM	22 days	Year Built	1960

First Listing
Auction On-Site Saturday 16th March 2:00PM

Last Listing
Auction On-Site Saturday 16th March 2:00PM



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Comparable Sales

5 LOMMAN AVENUE NEWTON SA 5074

Sold Price **$740,000**

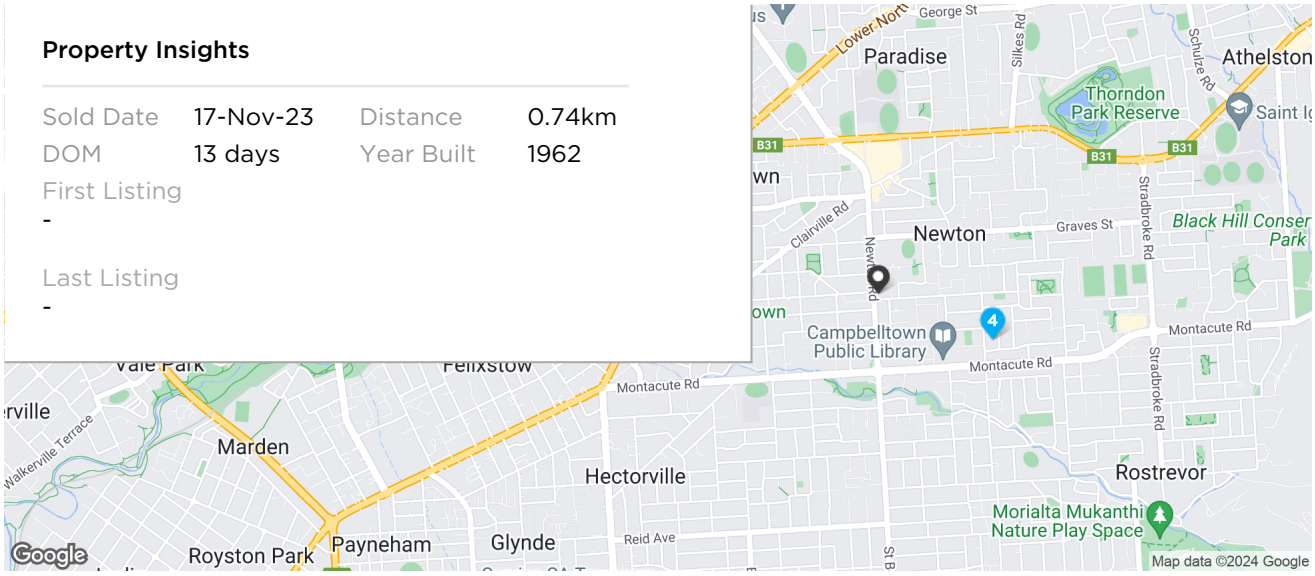
3 | 1 | 3 | 658m² | 94m²

Property Insights

Sold Date	17-Nov-23	Distance	0.74km
DOM	13 days	Year Built	1962

First Listing
-

Last Listing
-



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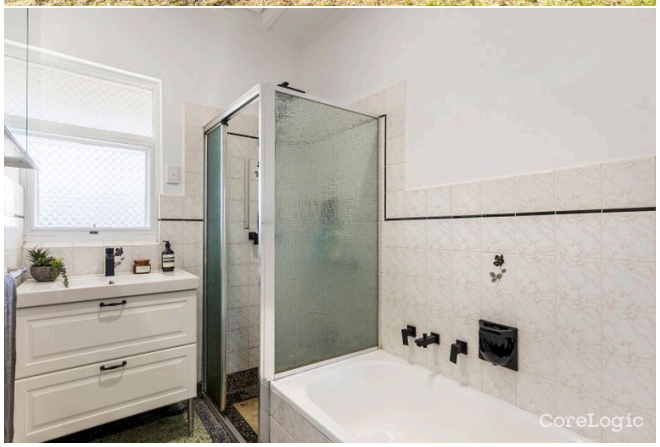
Comparable Sales

5 7 GLENWOOD ROAD NEWTON SA 5074

Sold Price **$805,000**

3 | 1 | 2 | 543m² | 121m²

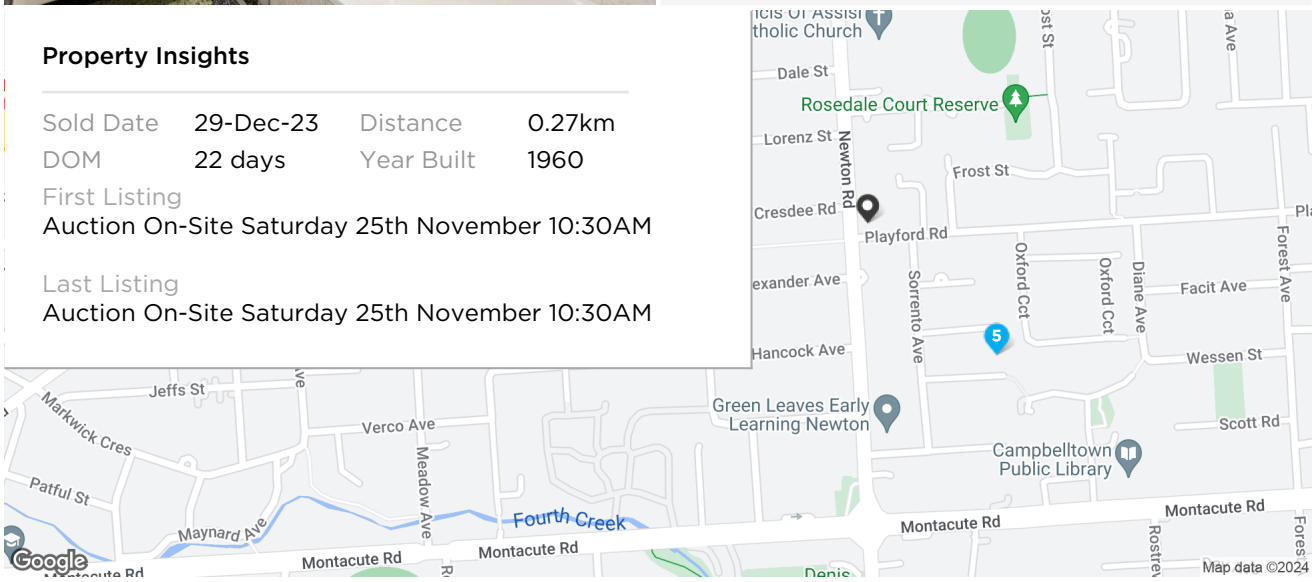


Property Insights

Sold Date	29-Dec-23	Distance	0.27km
DOM	22 days	Year Built	1960

First Listing
Auction On-Site Saturday 25th November 10:30AM

Last Listing
Auction On-Site Saturday 25th November 10:30AM



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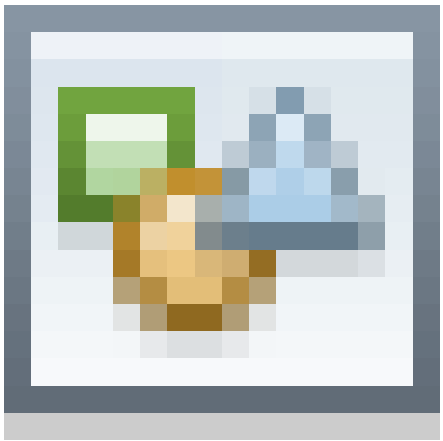
Comparable Sales

6 22 DEVON AVENUE NEWTON SA 5074

Sold Price **$870,000**

3 | 1 | 1 | 642m² | 112m²

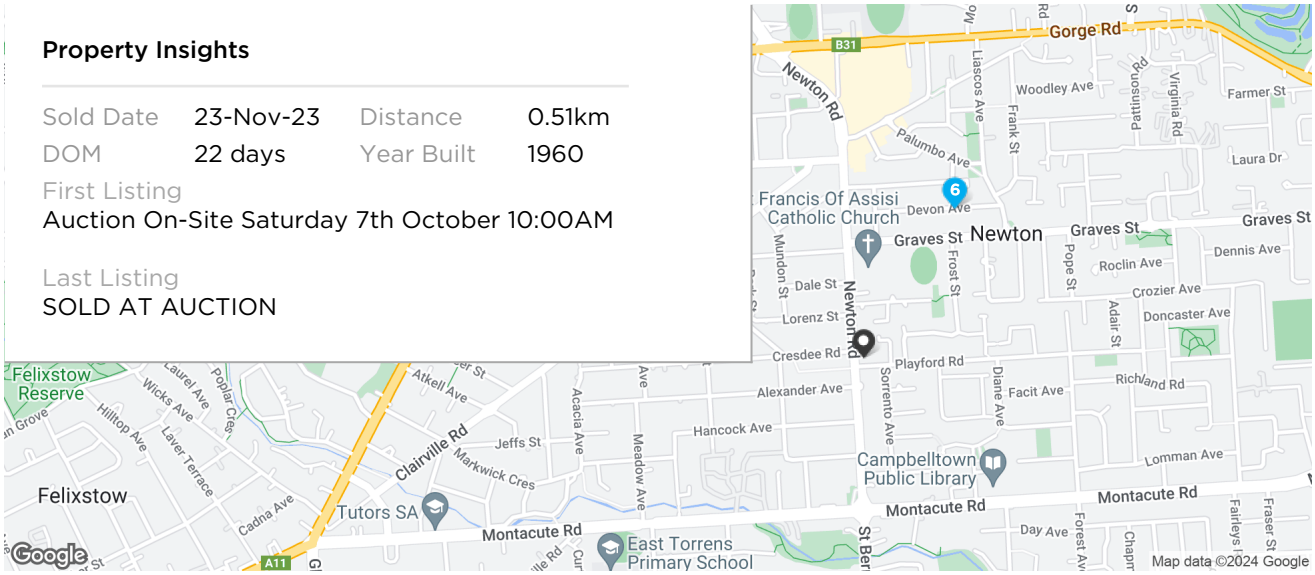


Property Insights

Sold Date	23-Nov-23	Distance	0.51km
DOM	22 days	Year Built	1960

First Listing
Auction On-Site Saturday 7th October 10:00AM

Last Listing
SOLD AT AUCTION



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Comparable Sales

7 18 SORRENTO AVENUE NEWTON SA 5074

Sold Price **$790,000**

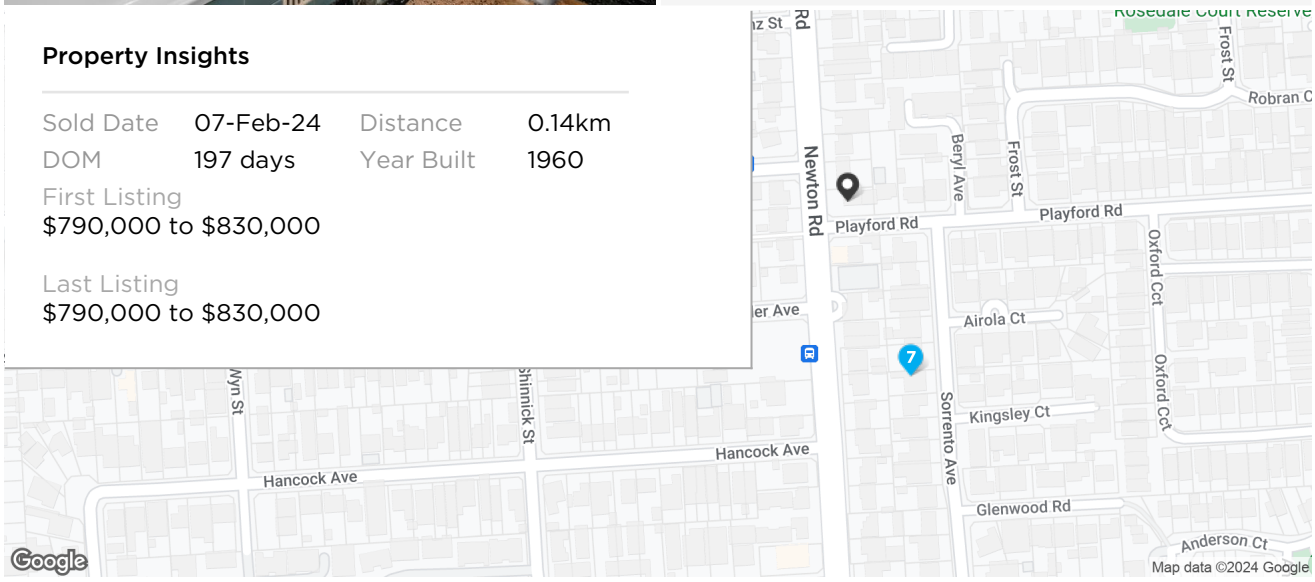
3 | 1 | 1 | 616m² | 129m²

Property Insights

Sold Date	07-Feb-24	Distance	0.14km
DOM	197 days	Year Built	1960

First Listing
$790,000 to $830,000

Last Listing
$790,000 to $830,000



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

8 74 CRESDEE ROAD CAMPBELLTOWN SA 5074

Sold Price RS **$870,000**

3 | 1 | 3 | 785m² | -

Year Built	-	DOM	29
Sold Date	10-Dec-23	Distance	0.15km
First Listing	Auction On-Site Sunday 10th December 12:00PM		
Last Listing	Contracted at auction		

9 16B PLAYFORD ROAD NEWTON SA 5074

Sold Price **$640,000**

2 | 1 | 1 | 300m² | 127m²

Year Built	1993	DOM	22
Sold Date	08-Jan-24	Distance	0.19km
First Listing	Auction On-Site Sunday 10th December 10:30AM		
Last Listing	Sold at Auction		

10 151 MONTACUTE ROAD NEWTON SA 5074

Sold Price **$880,000**

3 | 1 | 2 | 964m² | -

Year Built	1960	DOM	-
Sold Date	05-Dec-23	Distance	0.42km
First Listing	-		
Last Listing	-		

11 4 HILDA AVENUE NEWTON SA 5074

Sold Price RS **$730,000**

4 | 1 | 1 | 610m² | 130m²

Year Built	-	DOM	22
Sold Date	25-Jan-24	Distance	0.66km
First Listing	Auction On-Site Thursday 25th January 6:00PM		
Last Listing	SOLD AT AUCTION		

12 15 POPE STREET NEWTON SA 5074

Sold Price **$735,000**

4 | 2 | 2 | 599m² | 176m²

Year Built	1960	DOM	159
Sold Date	15-Dec-23	Distance	0.63km
First Listing	Best Offer By 20th November 2023 *USP		
Last Listing	CONTACT AGENT		

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 Sales

13 2 MEADOW AVENUE CAMPBELLTOWN SA 5074

Sold Price	$767,000

3 1 1 568m² 126m²

Year Built	1960	DOM	18
Sold Date	15-Mar-24	Distance	0.81km
First Listing	Auction Sat 10th of Feb at 12pm		
Last Listing	Auction Sat 10th of Feb at 12pm		

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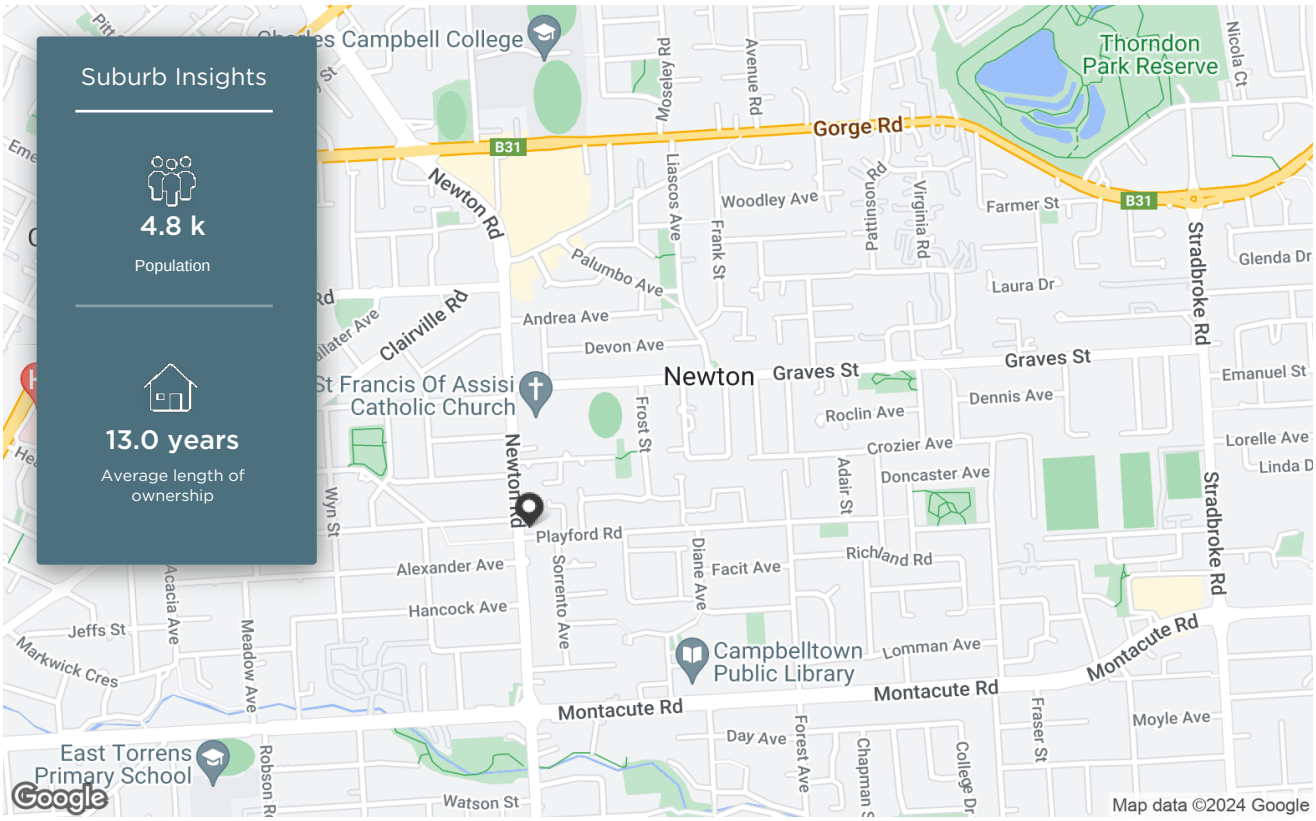
Newton

Demographic



The size of Newton is approximately 2.2 square kilometres. It has 13 parks covering nearly 6.6% of total area. The population of Newton in 2011 was 4,665 people. By 2016 the population was 4,786 showing a population growth of 2.6% in the area during that time. The predominant age group in Newton is 40-49 years. Households in Newton are primarily couples with children and are likely to be repaying $1800 - $2399 per month on mortgage repayments. In general, people in Newton work in a professional occupation. In 2011, 71.4% of the homes in Newton were owner-occupied compared with 70.6% in 2016. Currently the median sales price of houses in the area is $758,500.

HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Childless Couples	33.5	Owns Outright	38.9	0-15.6K	3.9	0-9	10.8
Couples with Children	46.7	Purchaser	31.7	15.6-33.8K	15.7	10-19	12.0
Single Parents	17.4	Renting	26.7	33.8-52K	16.1	20-29	12.8
Other	1.5	Other	0.5	52-78K	17.3	30-39	12.4
		Not Stated	2.2	78-130K	25.0	40-49	13.9
				130-182K	7.6	50-59	13.9
				182K+	5.9	60-69	11.0
						70-79	8.7
						80-89	3.9
						90-99	0.6

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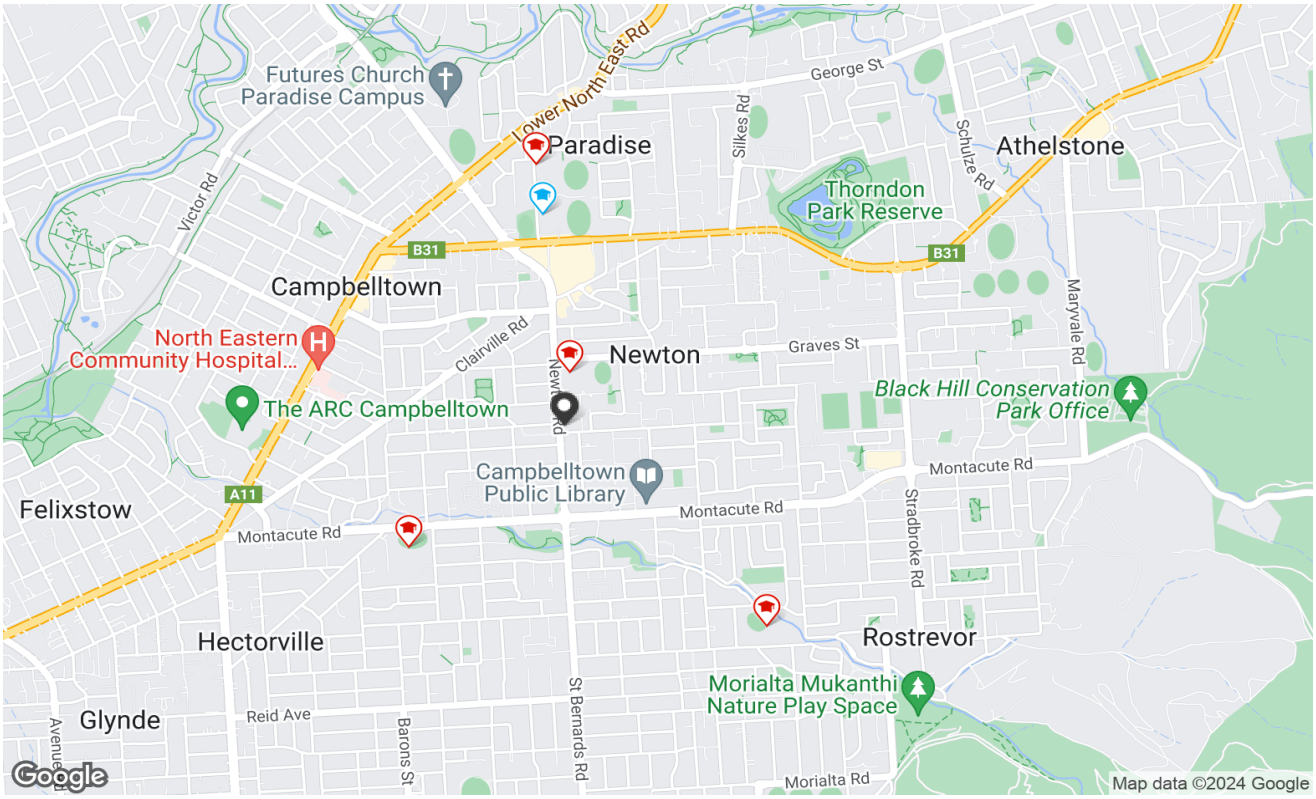
Local Schools



	SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
	St Francis of Assisi School 59 Newton Road Newton SA 5074	0.27km	Primary	Mixed	Non-Government	0-7
	East Torrens Primary School 12 Robson Road Hectorville SA 5073	0.93km	Primary	Mixed	Government	0-7
	Charles Campbell College	1.05km	Combined	Mixed	Government	0-12
	Adelaide East Education Centre 33 Campbell Road Paradise SA 5075	1.3km	Special	Mixed	Government	0-0
	Stradbroke School LOT 45 Koonga Avenue Rostrevor SA 5073	1.39km	Primary	Mixed	Government	0-7

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

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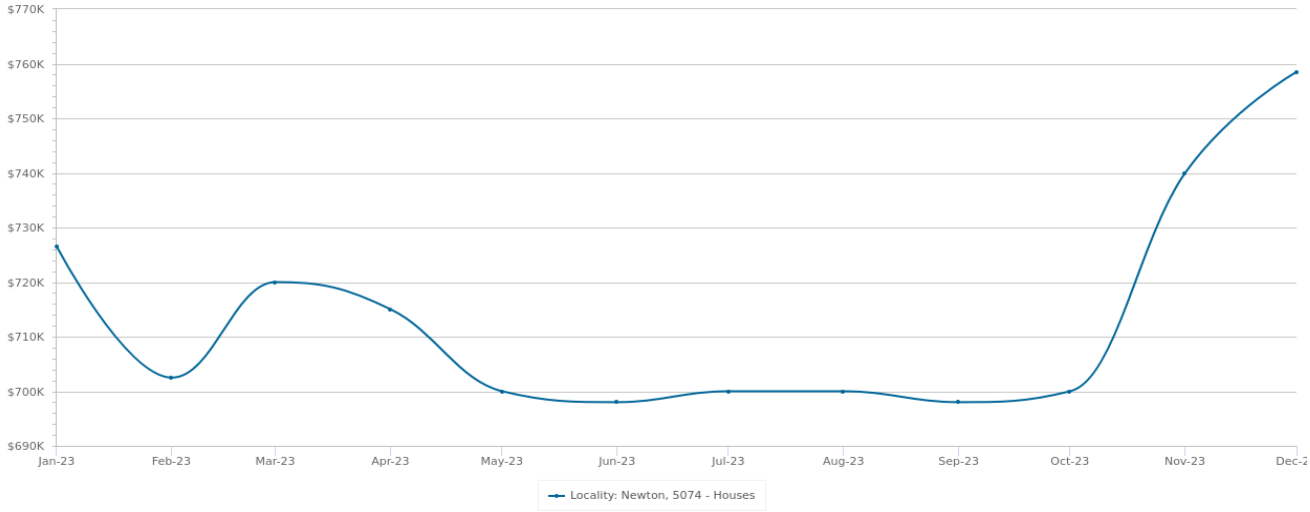
Recent Market Trends

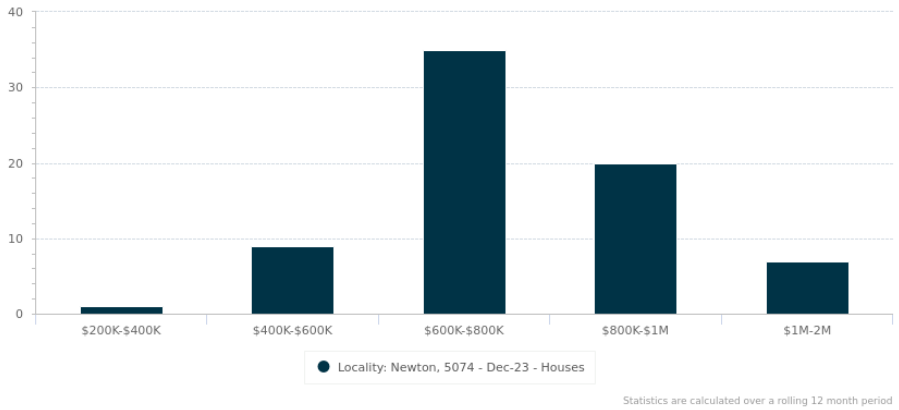
Median Sale Price - 12 months (House)



PERIOD	PROPERTIES SOLD	MEDIAN PRICE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
Dec 2023	11	$758,500	2.5% ▲	28	16	$550
Nov 2023	8	$740,000	5.7% ▲	27	21	$550
Oct 2023	8	$700,000	0.3% ▲	25	23	$535
Sep 2023	3	$698,000	-0.3% ▼	28	20	$530
Aug 2023	8	$700,000	0.0%	30	18	$530
Jul 2023	8	$700,000	0.3% ▲	31	19	$530
Jun 2023	4	$698,000	-0.3% ▼	33	17	$527
May 2023	6	$700,000	-2.1% ▼	33	14	$530
Apr 2023	4	$715,000	-0.7% ▼	38	13	$510
Mar 2023	3	$720,000	2.5% ▲	38	12	$510
Feb 2023	6	$702,500	-3.3% ▼	37	14	$500
Jan 2023	4	$726,500	1.2% ▲	37	14	$500

Sales by Price - 12 months (House)

PRICE	NUMBER
<200K	0
$200K-$400K	1
$400K-$600K	9
$600K-$800K	35
$800K-$1M	20
$1M-$2M	7
>2M	0



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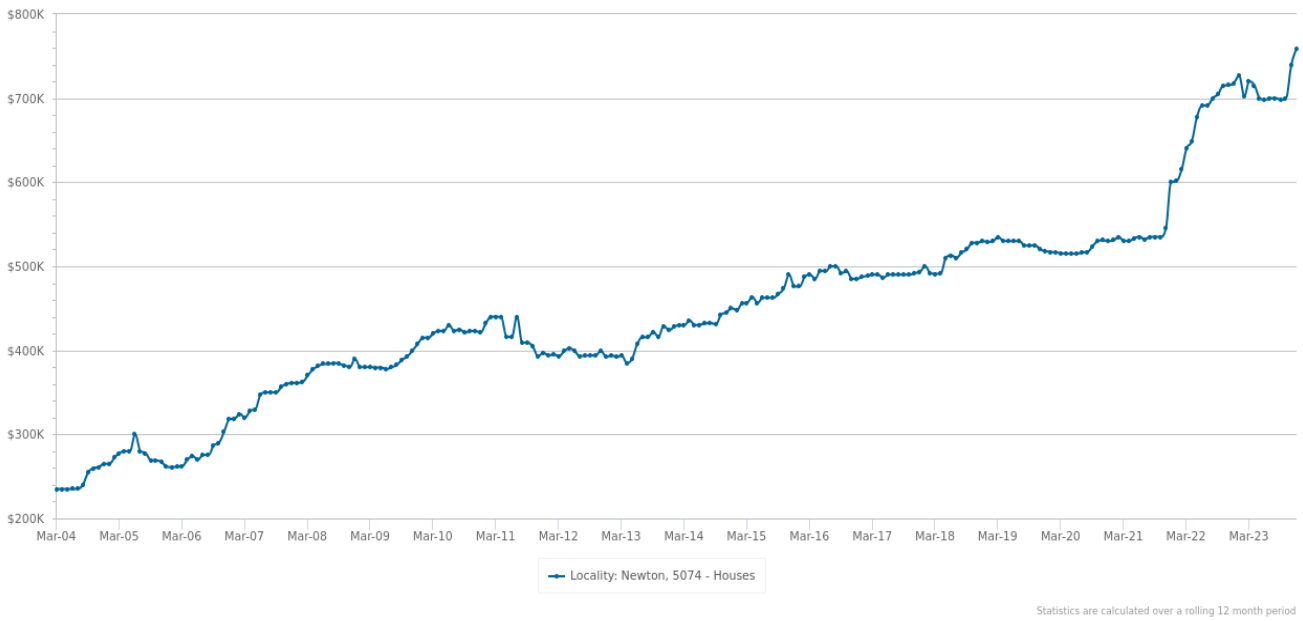
Long Term Market Trends

Median Sale Price - 20 years (House)



PERIOD	PROPERTIES SOLD	MEDIAN PRICE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
2024	-	-	-	-	73	$550
2023	73	$758,500	5.6% ▲	28	64	$500
2022	68	$718,000	19.7% ▲	37	69	$450
2021	89	$600,000	13.2% ▲	46	96	$399
2020	91	$530,000	2.3% ▲	58	85	$387
2019	73	$518,000	-2.3% ▼	73	89	$395
2018	73	$530,000	7.4% ▲	51	76	$360
2017	70	$493,500	1.7% ▲	54	76	$360
2016	67	$485,100	1.9% ▲	56	83	$360
2015	67	$476,000	5.8% ▲	56	70	$340
2014	56	$450,000	6.1% ▲	56	78	$320
2013	62	$424,000	8.1% ▲	51	70	$330
2012	44	$392,086	-1.2% ▼	46	65	$330
2011	40	$397,000	-5.7% ▼	75	62	$330
2010	45	$421,000	3.3% ▲	47	55	$295
2009	50	$407,500	4.6% ▲	39	70	$300
2008	62	$389,500	7.8% ▲	41	58	$272
2007	62	$361,250	13.6% ▲	35	66	$225
2006	70	$318,000	21.6% ▲	70	57	$255
2005	62	$261,500	-1.3% ▼	51	56	-

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