Property Profile Report

# 14 Ipari Terrace Morphett Vale SA 5162

Prepared on 26 October 2021

CoreLogic®

# 14 Ipari Terrace Morphett Vale SA 5162

| 3 | 2 | 2 | 150m² | 735m² |
|---|---|---|---|---|

## Property Details

| | | | |
|---|---|---|---|
| **Lot/Plan** | LOT 13 D10450 | **Property Type** | House |
| **Year Built** | 1977 | **Council Area** | Onkaparinga |
| **Zone** | R\40\36 | **Land Use Primary** | House |

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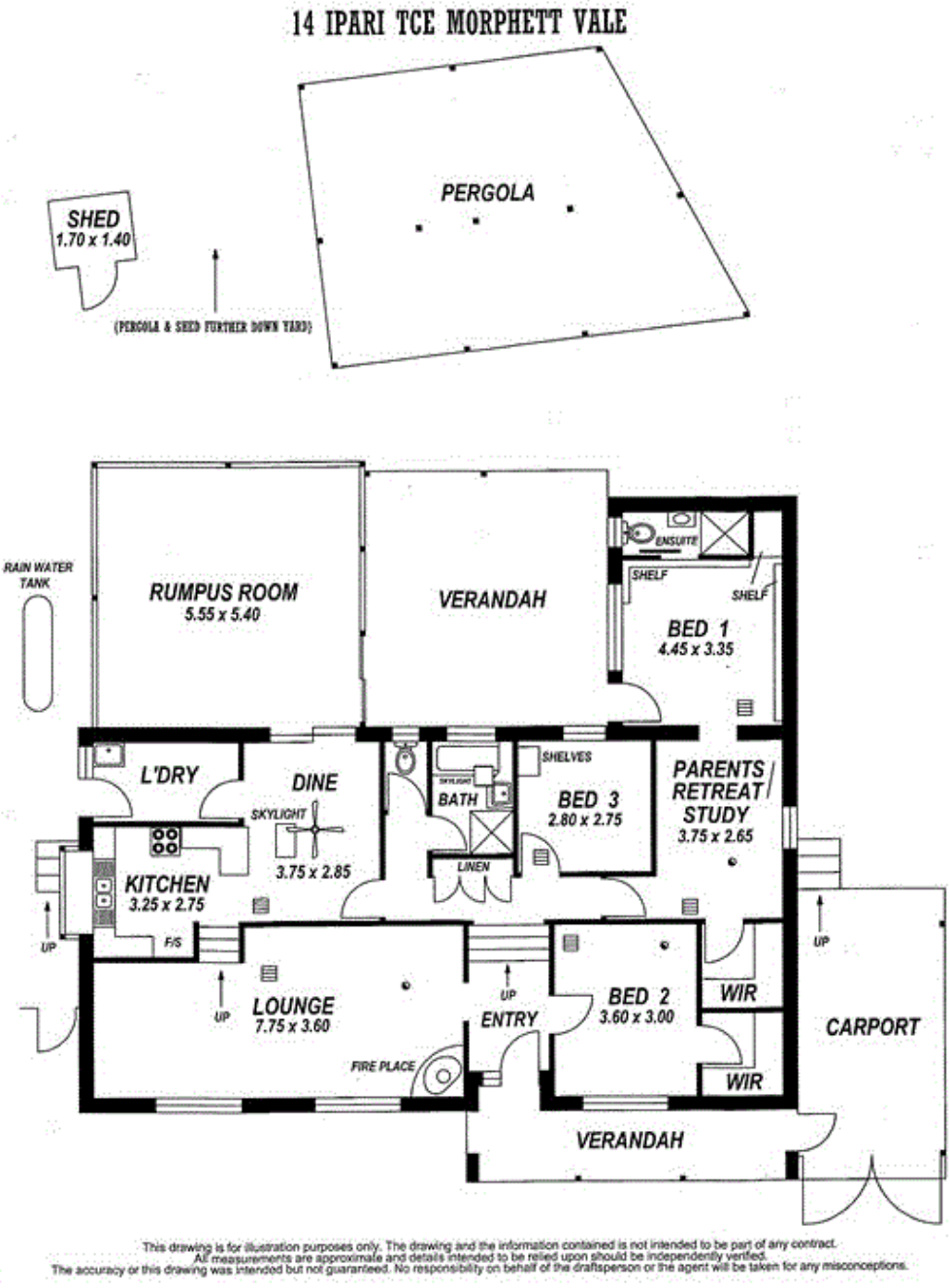
# 14 Ipari Terrace Morphett Vale SA 5162



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## Estimated Value

| Estimated Value: | Estimated Value Range: | Estimated Value Confidence: |
|---|---|---|
| $375,000 | $334,000 - $416,000 | Low High |

Estimated Value as at 25 October 2021. An automated valuation model estimate (Estimated Value) is a statistically derived estimate of the value of the subject property. An Estimated Value must not be relied upon as a professional valuation or an accurate representation of the market value of the subject property as determined by a valuer. For further information about confidence levels, please refer to the end of this document.

## Property Activity Summary

| Date | Activity | Value | Details |
|---|---|---|---|
| **19 Apr 2018** | Sold | $270,000 | Sale Method: Private Treaty, Sale Advised by: Government |
| **14 Nov 2016** | For Sale | $280,000 - $290,000 | Campaign period: 14/11/2016 - 17/04/2018, Listing Type: Normal Sale, Listed by: Rick Pittard, Harcourts Morphett Vale Rla 1556, Days on market: 522 |
| **15 Nov 2006** | Sold | $207,500 | Sale Method: Unknown, Sale Advised by: Government |
| **18 Aug 2006** | For Sale | Offers Over $210,000 | Campaign period: 18/08/2006 - 29/09/2006, Listing Type: Normal Sale, Listed by: Chris Hams, Elders Morphett Vale, Days on market: 90 |



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# Recently Sold Properties

## 36 Creighton Avenue Morphett Vale SA 5162

| 3 | 2 | 2 | 146m² | 685m² |
|---|---|---|---|---|

Sale Price **$395,000** Sale Method Private Treaty

Sale Date 16/09/2021 Days on Market 33

0.5km from property

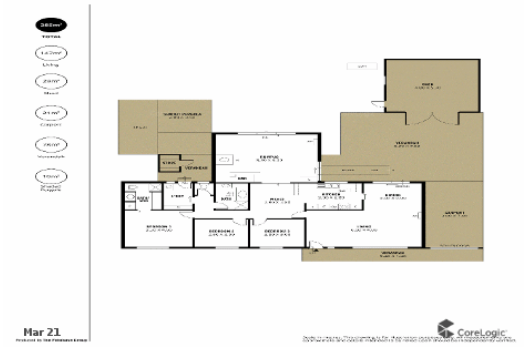
## 7 Allinga Road Morphett Vale SA 5162

| 3 | 2 | 3 | 114m² | 720m² |
|---|---|---|---|---|

Sale Price **$425,000** Sale Method Private Treaty

Sale Date 08/10/2021 Days on Market 25

0.7km from property




## 1 Alice Crescent Morphett Vale SA 5162

| 3 | 2 | 1 | - | 717m² |
|---|---|---|---|---|

Sale Price **$416,000** Sale Method Private Treaty

Sale Date 30/04/2021 Days on Market -

0.9km from property

## 71 Teusner Drive Morphett Vale SA 5162

| 3 | 2 | 2 | - | 833m² |
|---|---|---|---|---|

Sale Price **$360,000** Sale Method -

Sale Date 21/06/2021 Days on Market -

1.2km from property

**Agent Advised**

14 Ipari Terrace Morphett Vale SA 5162



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# Properties For Sale

## 27 Timothy Road Morphett Vale SA 5162

| 3 | 2 | 2 | - | 568m² |
|---|---|---|---|---|

First Ad Price $359,000-$389,000

Latest Ad Price $359,000-$389,000

Listing Method Normal Sale Days on Market 15

0.7km from property

## 45 Selina Street Morphett Vale SA 5162

| 3 | 2 | 4 | 168m² | 506m² |
|---|---|---|---|---|

First Ad Price $389,000

Latest Ad Price Under Contract

Listing Method Normal Sale Days on Market 28

1.8km from property

## 39 Suzanne Avenue Morphett Vale SA 5162

| 4 | 2 | 1 | 130m² | 759m² |
|---|---|---|---|---|

First Ad Price $430,000 - $450,000

Latest Ad Price $430,000 - $450,000

Listing Method Normal Sale Days on Market 14

1.8km from property

## 19 Marana Avenue Morphett Vale SA 5162

| 3 | 1 | 1 | 102m² | 647m² |
|---|---|---|---|---|

First Ad Price $259,000 To $279,000

Latest Ad Price UNDER CONTRACT/OFFER

Listing Method Normal Sale Days on Market 316

0.4km from property



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## Local School Details

| School Address | Distance | School Type | Gender | Sector | Enrolments |
|---|---|---|---|---|---|
| **Flaxmill School P-7**<br>80 Flaxmill Road Morphett Vale SA 5162 | 0.3km | Primary | Mixed | Government | 345 |
| **Wirreanda Secondary School**<br>LOT 108 States Road Morphett Vale SA 5162 | 1km | Secondary | Mixed | Government | 892 |
| **Morphett Vale East School R-7**<br>LOT 5 Seaview Road Morphett Vale SA 5162 | 1km | Primary | Mixed | Government | 261 |
| **Antonio Catholic School**<br>- | 1.2km | Primary | Mixed | Non-Government | 186 |
| **Calvary Lutheran Primary School**<br>- | 1.5km | Primary | Mixed | Non-Government | 226 |

Property within school catchment

Property outside school catchment (government)/no catchment applies (non-government)



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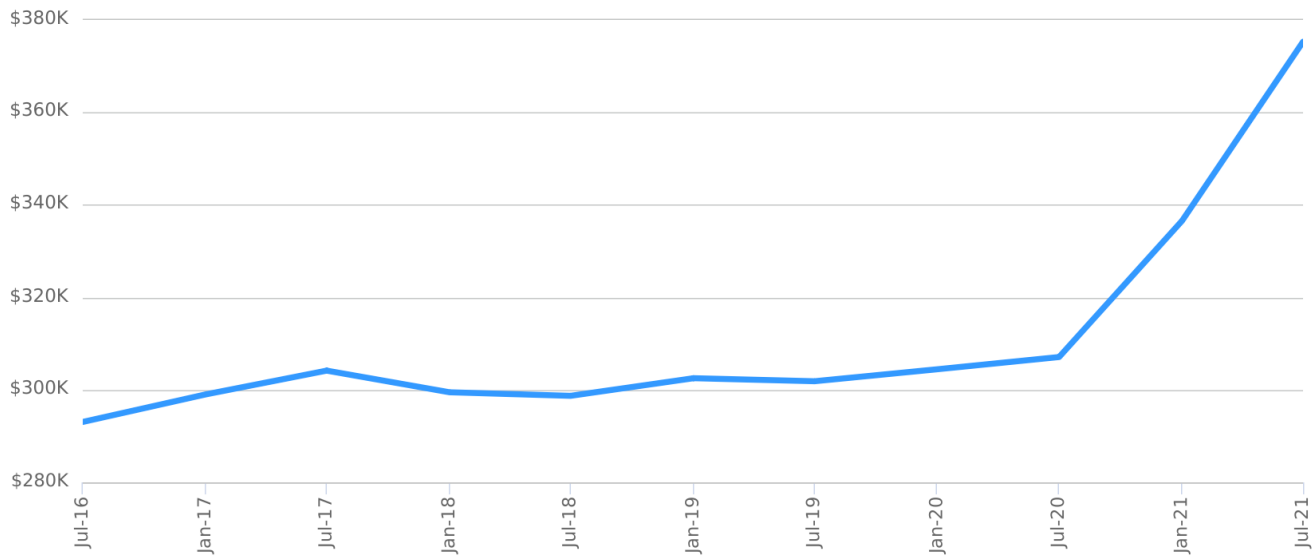
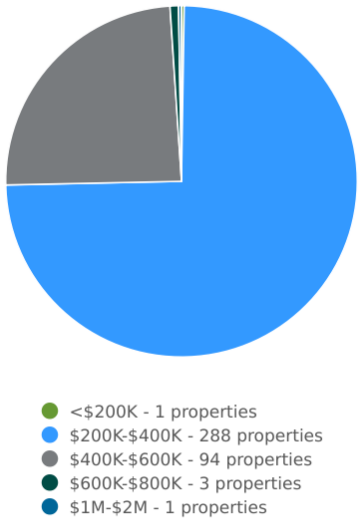
# Morphett Vale Insights - Houses

| Year Ending | Properties Sold | Median Value | Change in Median Value (12 months) |
|---|---|---|---|
| Jul 2021 | 387 | $375,289 | ▲ 22.20% |
| Jul 2020 | 323 | $307,108 | ▲ 1.73% |
| Jul 2019 | 338 | $301,872 | ▲ 1.05% |
| Jul 2018 | 383 | $298,721 | ▼ 1.79% |
| Jul 2017 | 380 | $304,167 | ▲ 3.78% |
| Jul 2016 | 408 | $293,069 | ▼ 0.05% |

## Median Value (monthly)




## Property Sales by Price (Past 12 months)




## Median Days on Market

| 2021 | 2020 |
|---|---|
| 25 | 44 |

## Median Vendor Discount

| 2021 | 2020 |
|---|---|
| 1.33% | 3.76% |

Statistics are calculated over a rolling 12 month period



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# Morphett Vale Insights - Houses

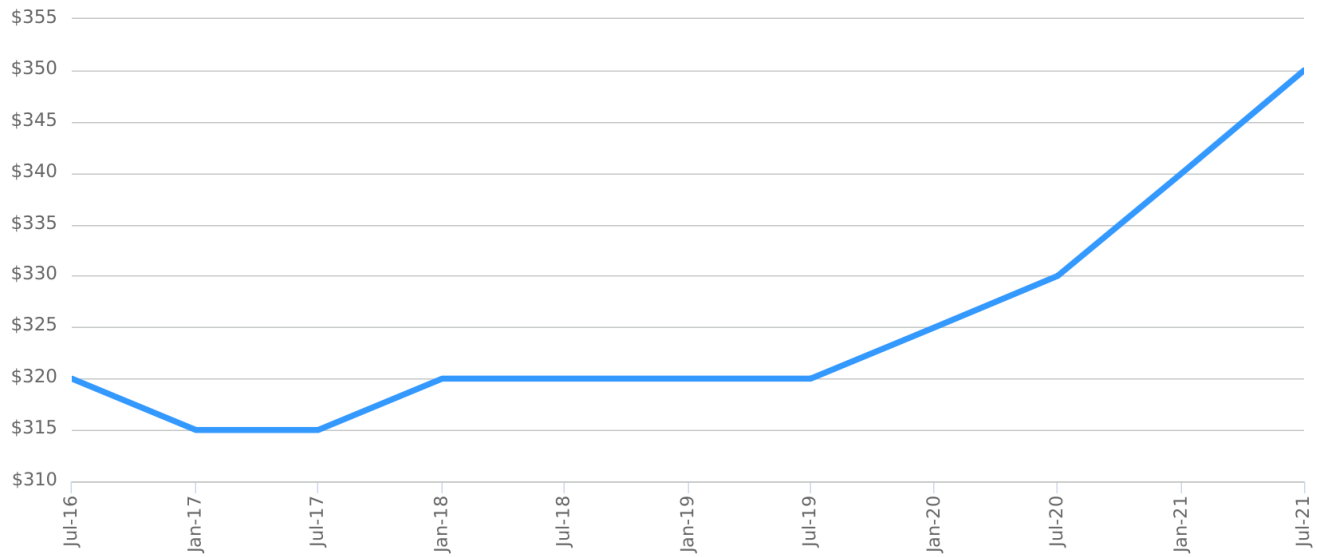
### Median Weekly Asking Rent

| 2021 | 2020 |
|---|---|
| $350 | $330 |

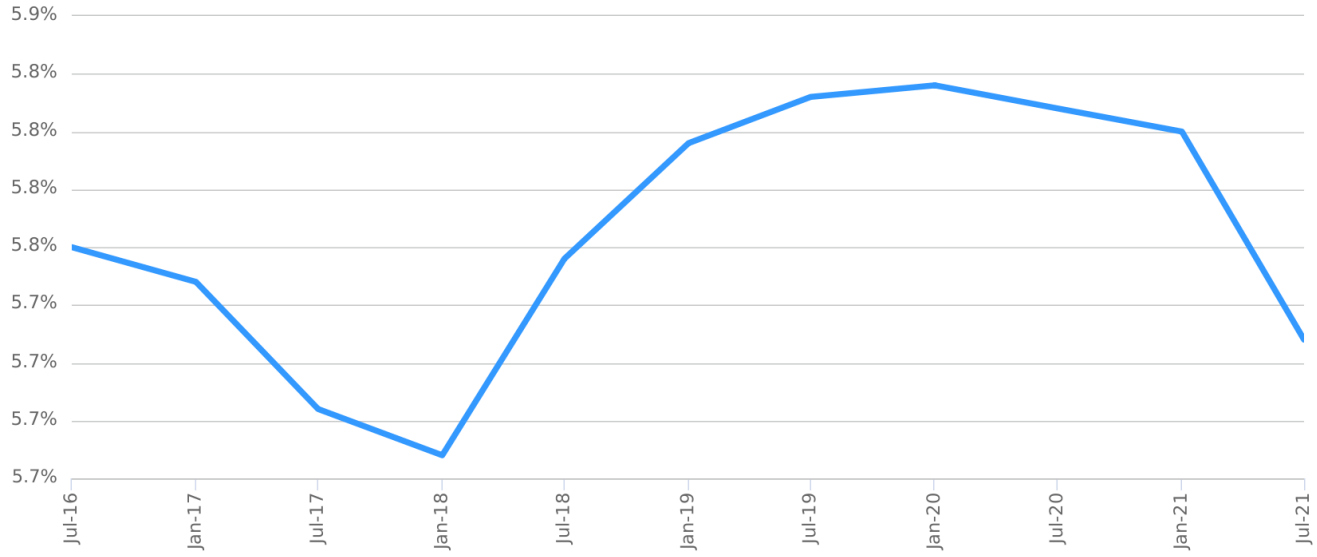
### Indicative Gross Rental Yield

| 2021 | 2020 |
|---|---|
| 5.70% | 5.80% |

### Median Asking Rent (12 months)




### Indicative Gross Rental Yield (12 months)



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Confidence is displayed as a colour coded range with red representing low confidence, through to amber which represents medium confidence to green for higher confidence.

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