Property Profile Report

34 Browne Circuit Craigmore SA 5114

Prepared on 29 October 2021

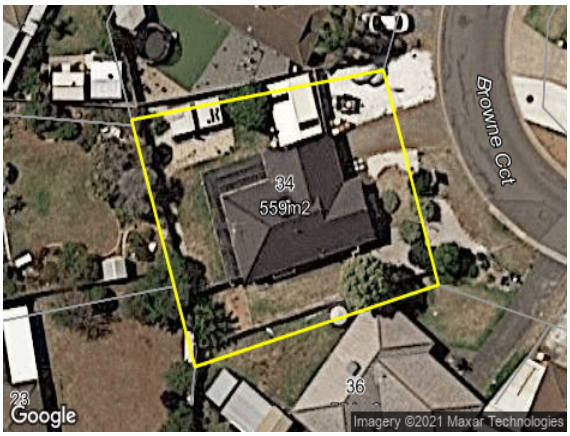
CoreLogic®

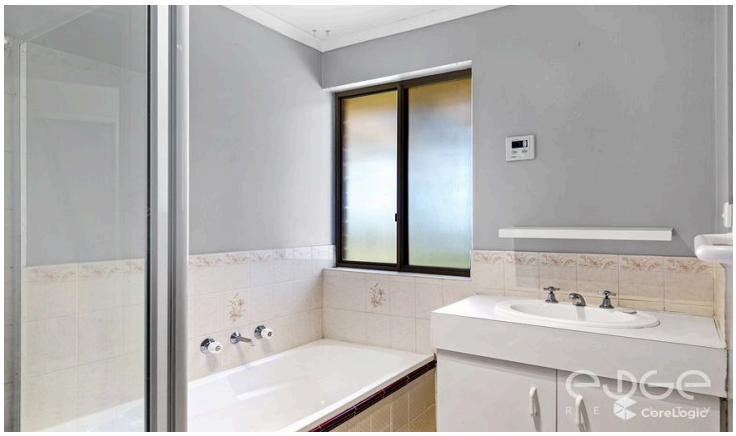
34 Browne Circuit Craigmore SA 5114

3	1	4	90m²	559m²

Property Details

Lot/Plan	LOT 16 D30080	**Property Type**	House
Year Built	1993	**Council Area**	Playford
Zone	RH, Residential Hills	**Land Use Primary**	House





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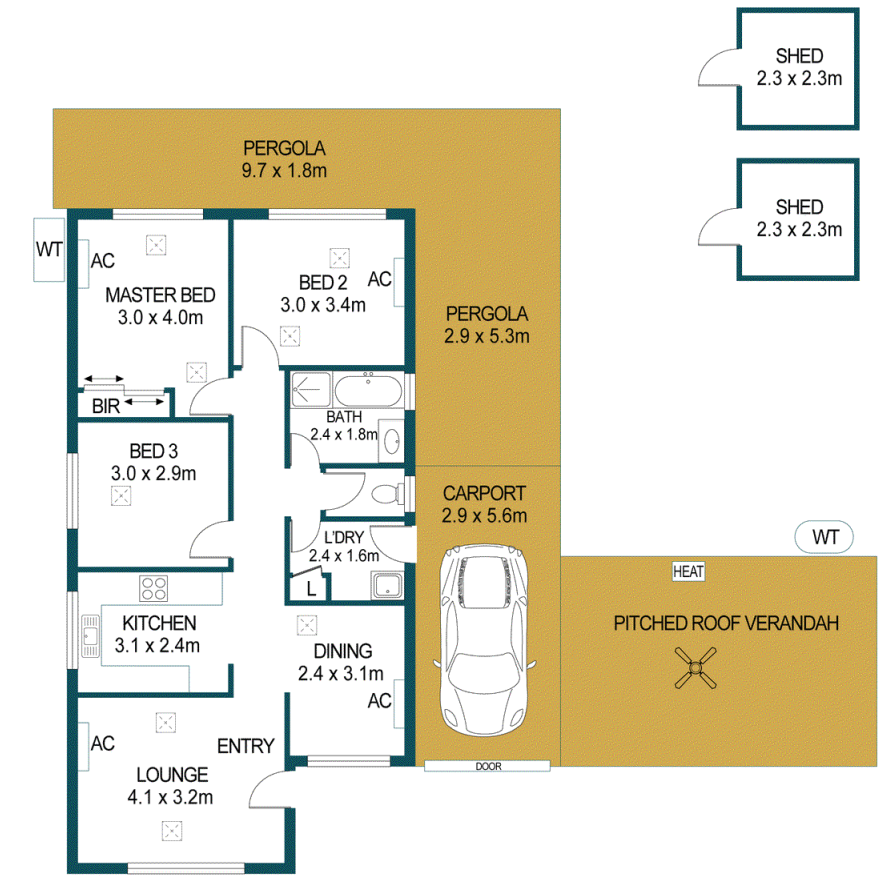

APPROXIMATE DIMENSIONS

LIVING:	76.7m²
CARPORT:	16.2m²
SHED:	10.6m²
PERGOLA:	32.6m²
VERANDAH:	24.5m²
TOTAL:	160.6m²

34 BROWNE CIRCUIT, CRAIGMORE

DISCLAIMER

PLANS SHOWN ARE FOR MARKETING PURPOSES ONLY, ALL DIMENSIONS ARE APPROXIMATE AND NOT TO SCALE. THEY ARE SUBJECT TO ERRORS AND INACCURACIES AND NO LIABILITY WILL BE ACCEPTED. INTERESTED PARTIES SHOULD MAKE THEIR OWN ENQUIRIES.

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34 Browne Circuit Craigmore SA 5114

Estimated Value

Estimated Value:	Estimated Value Range:	Estimated Value Confidence:
$285,000	$255,000 - $318,000	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
26 Oct 2021	For Sale	$299,000 - $328,000	Campaign period: 26/10/2021 - 27/10/2021, Listing Type: Normal Sale, Listed by: Tyson Bennett, Edge Realty - Rla 256385, Days on market: 4
20 Oct 2020	For Rent	$335 / week	Campaign period: 20/10/2020 - 12/11/2020, Listed by: Adelaide Property Network, Adelaide Property Network Pty Ltd, Days on market: 24
16 Sep 2019	For Rent	$320 / week	Campaign period: 16/09/2019 - 04/10/2019, Listed by: Adelaide Property Network, Adelaide Property Network Pty Ltd, Days on market: 19
23 Oct 2018	Sold	$236,500	Sale Method: Normal Sale, Sale Advised by: Government
02 Oct 2018	For Rent	LEASED BY APN	Campaign period: 02/10/2018 - 19/10/2018, Listed by: Adelaide Property Network, Adelaide Property Network, Days on market: 18
14 May 2018	For Sale	Under Contract by Alex Koch	Campaign period: 14/05/2018 - 12/10/2018, Listing Type: Normal Sale, Listed by: Alex Koch, Adelaide Property Network, Days on market: 163
08 Nov 2004	Sold	$163,000	Sale Method: Unknown, Sale Advised by: Government
16 Jun 1993	Sold	$22,000	Sale Method: Unknown, Sale Advised by: Government

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Recently Sold Properties

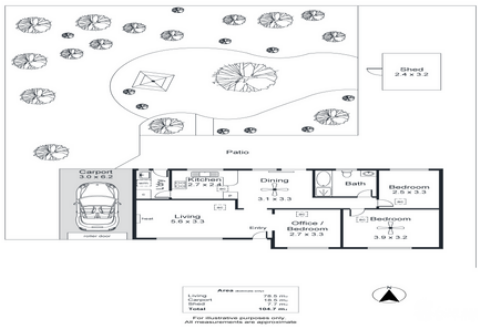
29 Browne Circuit Craigmore SA 5114

3	1	1	85m²	450m²

Sale Price **$290,000** Sale Method Private Treaty

Sale Date 21/05/2021 Days on Market 107

0.1km from property



15 Baldina Crescent Craigmore SA 5114

3	1	2	104m²	608m²

Sale Price **$260,000** Sale Method Private Treaty

Sale Date 02/09/2021 Days on Market 46

0.1km from property

5 Admella Court Craigmore SA 5114

3	1	2	103m²	693m²

Sale Price **$301,000** Sale Method Private Treaty

Sale Date 31/05/2021 Days on Market 42

0.2km from property

27 Ironbark Avenue Craigmore SA 5114

3	1	1	106m²	640m²

Sale Price **$250,000** Sale Method -

Sale Date 13/08/2021 Days on Market 91

0.4km from property

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Properties For Sale

46 Tareena Street Craigmore SA 5114

3 | 1 | 1 | 114m² | 632m²

First Ad Price: Best & Final By Monday 4th October 2pm (usp)

Latest Ad Price: $309,000 - $329,000

Listing Method: Normal Sale | Days on Market: 40

0.6km from property

10 Admella Court Craigmore SA 5114

4 | 1 | 2 | 116m² | 600m²

First Ad Price: $305,000

Latest Ad Price: UNDER OFFER BY BEN GOW!

Listing Method: Normal Sale | Days on Market: 66

0.1km from property

1 Tareena Street Craigmore SA 5114

3 | 1 | 4 | 100m² | 707m²

First Ad Price: Contact Agent

Latest Ad Price: UNDER CONTRACT

Listing Method: Normal Sale | Days on Market: 46

0.2km from property

16 Wecoma Court Craigmore SA 5114

3 | 1 | 1 | 104m² | 699m²

First Ad Price: $334,950

Latest Ad Price: $334,950

Listing Method: Normal Sale | Days on Market: 3

0.4km from property

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Local School Details

School Address	Distance	School Type	Gender	Sector	Enrolments
Craigmore South Primary School -	1km	Primary	Mixed	Government	260
Craigmore High School -	1.3km	Secondary	Mixed	Government	978
Hope Christian College -	0.7km	Combined	Mixed	Non-Government	638
Elizabeth Downs Primary School LOT 478 Coleman Road Elizabeth Downs SA 5113	1.2km	Primary	Mixed	Government	344
Catherine McAuley School 210 Adams Road Craigmore SA 5114	1.4km	Primary	Mixed	Non-Government	340

Property within school catchment

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

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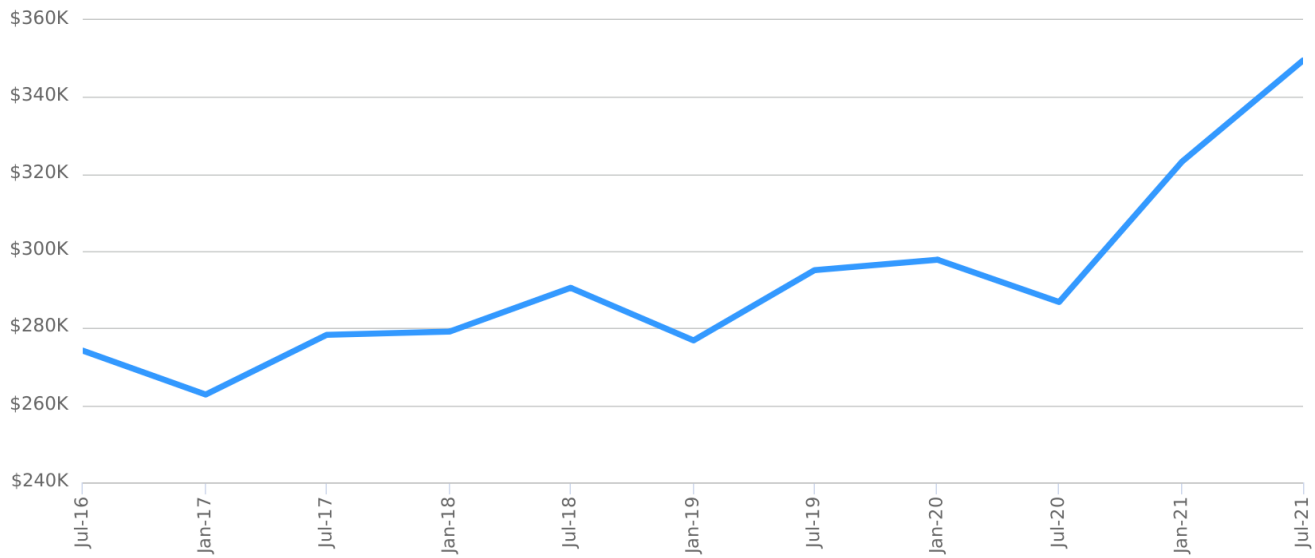
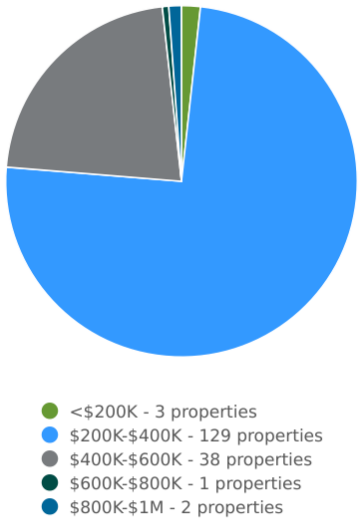
Craigmore Insights - Houses

Year Ending	Properties Sold	Median Value	Change in Median Value (12 months)
Jul 2021	173	$349,505	▲ 21.86%
Jul 2020	156	$286,807	▼ 2.80%
Jul 2019	141	$295,074	▲ 1.57%
Jul 2018	189	$290,490	▲ 4.38%
Jul 2017	171	$278,286	▲ 1.49%
Jul 2016	162	$274,190	▼ 1.16%

Median Value (monthly)



Property Sales by Price (Past 12 months)



Median Days on Market

2021	2020
33	58

Median Vendor Discount

2021	2020
4.08%	3.73%

Statistics are calculated over a rolling 12 month period

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Craigmore Insights - Houses

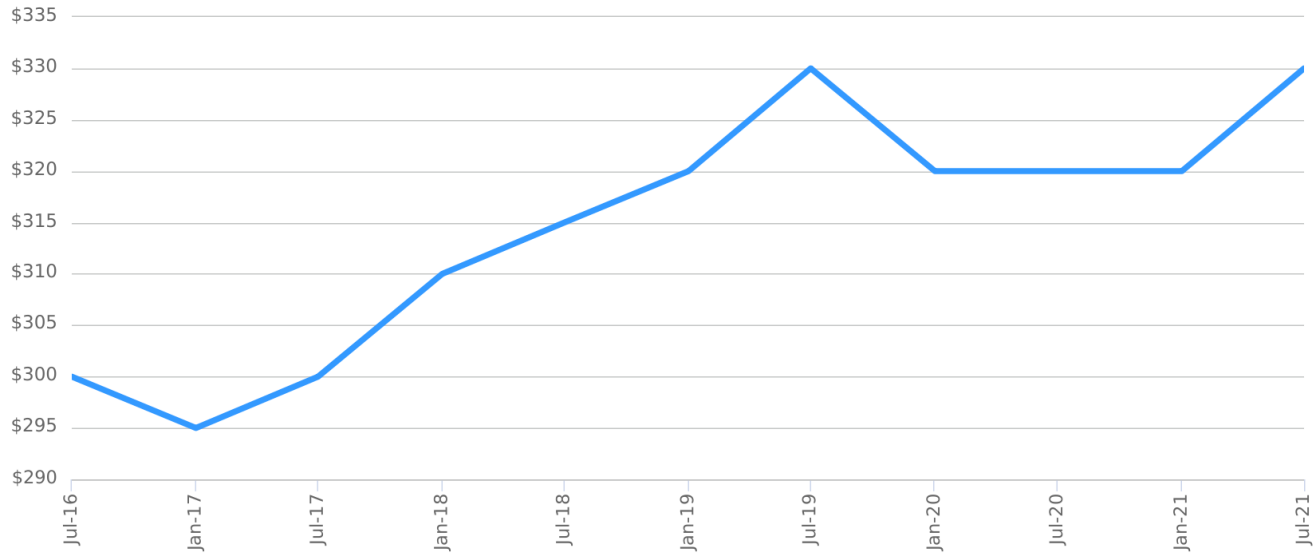
Median Weekly Asking Rent

2021	2020
$330	$320

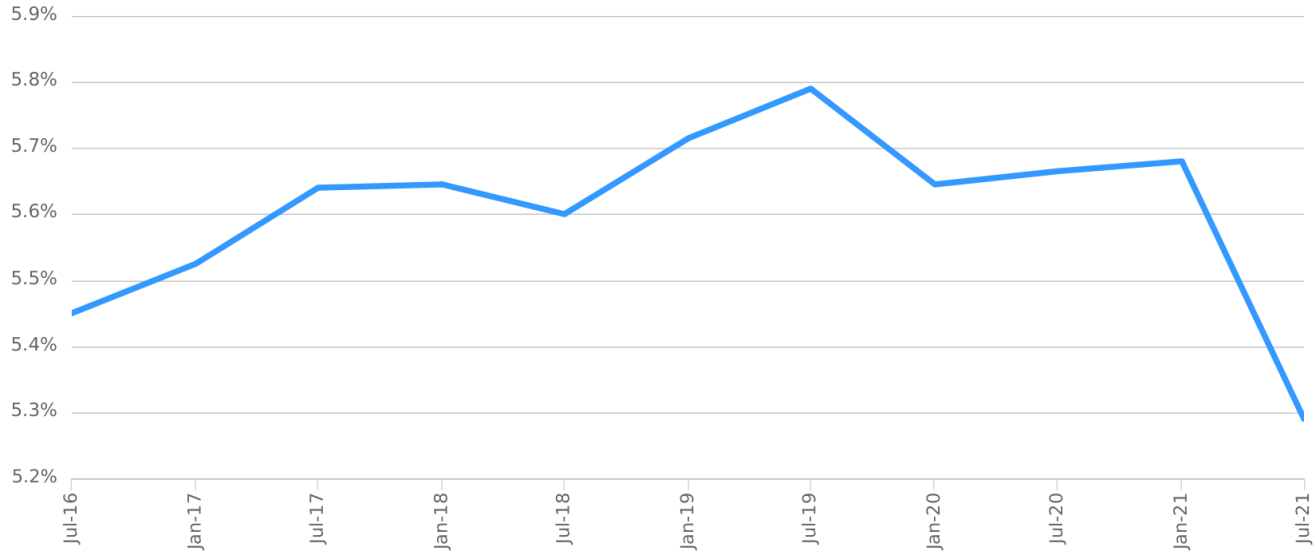
Indicative Gross Rental Yield

2021	2020
5.29%	5.66%

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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