

# **SALES REPORT**

HILLBANK 5112

# Sales Map



# Sales Search Report - Image Report

## Search Criteria

Locality: HILLBANK  
 Postcode: 5112

Sale Date: 01/05/2020 to 03/08/2020

Sale Price: Any

Land Size: Any

Attributes: Any

Property Type: Any

## Search Summary

Records: 25

	Price	Days	Area
<b>Lowest</b>	\$ 0	37	300 m <sup>2</sup>
<b>Highest</b>	\$ 590,000	419	1,303 m <sup>2</sup>
<b>Average</b>	\$ 317,360	109	640 m <sup>2</sup>
<b>Median</b>	\$ 345,000	78	608 m <sup>2</sup>



### 8 SUNSET CRT, HILLBANK, SA 5112

UBD Ref: Adelaide - 62 F10 3 1 2



Property Type: House  
 Area: 588 m<sup>2</sup> (167 m<sup>2</sup>)  
 Area \$/m<sup>2</sup>: \$544(\$1,916)  
 RPD: AL64//D10301

Sale Price: **\$320,000 (Normal Sale)**  
 Sale Date: 23/07/2020 Days to Sell: **N/A**  
 Last Price: Chg %:  
 First Price: Chg %:

Features: BUILD YR: 1985, WALL TYPE: BRICK, ROOF TYPE: TILED (TERRA COTTA OR CEMENT), STYLE: CONVENTIONAL, STOREYS: 1



### 32 SNELL AVE, HILLBANK, SA 5112

UBD Ref: Adelaide - 62 C12 3 1 1



Property Type: House  
 Area: 681 m<sup>2</sup> (120 m<sup>2</sup>)  
 Area \$/m<sup>2</sup>: \$382(\$2,167)  
 RPD: AL46//D7091

Sale Price: **\$260,000 (Normal Sale)**  
 Sale Date: 23/07/2020 Days to Sell: **71 Days**  
 Last Price: \$255,000 - \$275,000 Chg %:  
 First Price: \$255,000 - \$275,000 Chg %:

Features: BUILD YR: 1966, WALL TYPE: BRICK, ROOF TYPE: TILED (TERRA COTTA OR CEMENT), STYLE: CONVENTIONAL, STOREYS: 1



### 5 SUNSET CRT, HILLBANK, SA 5112

UBD Ref: Adelaide - 62 F9 3 2 1



Property Type: House  
 Area: 582 m<sup>2</sup> (161 m<sup>2</sup>)  
 Area \$/m<sup>2</sup>: \$593(\$2,143)  
 RPD: AL73//D10301

Sale Price: **\$345,000 (Normal Sale)**  
 Sale Date: 17/07/2020 Days to Sell: **37 Days**  
 Last Price: Under Offer Chg %:  
 First Price: Under Offer (Under Chg %:

Features: BUILD YR: 1978, WALL TYPE: BRICK, ROOF TYPE: TILED (TERRA COTTA OR CEMENT), STYLE: CONVENTIONAL, STOREYS: 1



### 22 ROSEBANK CRES, HILLBANK, SA 5112

UBD Ref: Adelaide - 62 F3 3 2 4



Property Type: House  
 Area: 542 m<sup>2</sup> (150 m<sup>2</sup>)  
 Area \$/m<sup>2</sup>: \$0(\$0)  
 RPD: AL214//D33452

Sale Price: **\$0 (No Consideration)**  
 Sale Date: 17/07/2020 Days to Sell: **N/A**  
 Last Price: Chg %:  
 First Price: Chg %:

Features: BUILD YR: 1992, WALL TYPE: BRICK, ROOF TYPE: TILED (TERRA COTTA OR CEMENT), STYLE: CONVENTIONAL, STOREYS: 1



**16 STANLEY ST, HILLBANK, SA 5112**

UBD Ref: Adelaide - 62 C10 3 1 1



Property Type: House  
Area: 302 m<sup>2</sup> (133 m<sup>2</sup>)  
Area \$/m<sup>2</sup>: \$925(\$2,102)  
RPD: AL108//D51661

Sale Price: **\$279,500 (Normal Sale)**  
Sale Date: 17/07/2020 Days to Sell: **51 Days**  
Last Price: \$288,000 Chg %: **-3.0%**  
First Price: \$288,000 (Under Offer) Chg %: **-3.0%**

Features: BUILD YR: 2000, WALL TYPE: BRICK, ROOF TYPE: TILED (TERRA COTTA OR CEMENT), STYLE: CONVENTIONAL, STOREYS: 1, BRICK AND TILE, CONTEMPORARY,



**20 ANTHONY DR, HILLBANK, SA 5112**

UBD Ref: Adelaide - 62 D11 4 2 2



Property Type: House  
Area: 453 m<sup>2</sup> (164 m<sup>2</sup>)  
Area \$/m<sup>2</sup>: \$894(\$2,470)  
RPD: AL18//D36435

Sale Price: **\$405,000 (Normal Sale)**  
Sale Date: 10/07/2020 Days to Sell: **52 Days**  
Last Price: \$389,000-\$419,000 Chg %:  
First Price: \$389,000 - \$419,000 Chg %:

Features: BUILD YR: 1993, WALL TYPE: BRICK, ROOF TYPE: GALVANISED IRON, STYLE: CONVENTIONAL, STOREYS: 1, ENSUITE, AIR CONDITIONED, ENTERTAINMENT



**33 HIGHFIELD DR, HILLBANK, SA 5112**

UBD Ref: Adelaide - 62 E4 3 2 3



Property Type: House  
Area: 657 m<sup>2</sup> (145 m<sup>2</sup>)  
Area \$/m<sup>2</sup>: \$533(\$2,414)  
RPD: AL96//D30658

Sale Price: **\$350,000 (Normal Sale)**  
Sale Date: 10/07/2020 Days to Sell: **111 Days**  
Last Price: Contact agent Chg %:  
First Price: \$369,000 - \$389,000 Chg %: **-5.1%**

Features: BUILD YR: 1991, WALL TYPE: BRICK, ROOF TYPE: TILED (TERRA COTTA OR CEMENT), STYLE: CONVENTIONAL, STOREYS: 1



**20 HONEYSUCKLE DR, HILLBANK, SA 5112**

UBD Ref: Adelaide - 52 H16 4 2 2



Property Type: House  
Area: 817 m<sup>2</sup> (230 m<sup>2</sup>)  
Area \$/m<sup>2</sup>: \$0(\$0)  
RPD: AL31//D30147

Sale Price: **\$0 (Nils And Wills)**  
Sale Date: 10/07/2020 Days to Sell: **N/A**  
Last Price: Chg %:  
First Price: Chg %:

Features: BUILD YR: 1999, WALL TYPE: BRICK, ROOF TYPE: TILED (TERRA COTTA OR CEMENT), STYLE: HIGH QUALITY CONVENTIONAL, STOREYS: 1



**50 PACIFIC BVD, HILLBANK, SA 5112**

UBD Ref: Adelaide - 62 G1 5 3 6



Property Type: House  
Area: 1,173 m<sup>2</sup> (214 m<sup>2</sup>)  
Area \$/m<sup>2</sup>: \$503(\$2,757)  
RPD: AL441//D43308

Sale Price: **\$590,000 (Normal Sale)**  
Sale Date: 09/07/2020 Days to Sell: **134 Days**  
Last Price: \$560,000 - \$590,000 Chg %:  
First Price: Auction Unless Sold Chg %:

Features: BUILD YR: 1997, WALL TYPE: BRICK, ROOF TYPE: TILED, STYLE: CONVENL, BRICK AND TILE, ENSUITE, STUDY, VERANDAH/DECK, BUILT IN ROBES, AIR



**36 CAMBRIDGE TCE, HILLBANK, SA 5112**

UBD Ref: Adelaide - 62 D9 3 2 1



Property Type: House  
Area: 300 m<sup>2</sup> (152 m<sup>2</sup>)  
Area \$/m<sup>2</sup>: \$967(\$1,908)  
RPD: AL111//D39205

Sale Price: **\$290,000 (Normal Sale)**  
Sale Date: 03/07/2020 Days to Sell: **114 Days**  
Last Price: UNDER CONTRACT Chg %:  
First Price: \$285,000 - \$310,000 Chg %:

Features: BUILD YR: 1994, WALL TYPE: STONE, FREESTONE, ROOF TYPE: TILED (TERRA COTTA OR CEMENT), STYLE: BAY WINDOW VILLA, STOREYS: 1,



**61 BUNGARRA ST, HILLBANK, SA 5112**

UBD Ref: Adelaide - 62 E13 4 2 2



Property Type: House  
Area: 742 m<sup>2</sup> (255 m<sup>2</sup>)  
Area \$/m<sup>2</sup>: \$795(\$2,314)  
RPD: AL29//D84417

Sale Price: **\$590,000 (Normal Sale)**  
Sale Date: 03/07/2020 Days to Sell: **63 Days**  
Last Price: Under Contract Chg %:  
First Price: \$620,000 - \$660,000 Chg %: **-4.8%**

Features: BUILD YR: 2015, WALL TYPE: BRICK, ROOF TYPE: GALVANISED IRON, STYLE: CONVENTIONAL, STOREYS: 1



**30 BLACKBURN RD, HILLBANK, SA 5112**

UBD Ref: Adelaide - 62 E4 4 2 1



Property Type: House  
Area: 600 m<sup>2</sup> (173 m<sup>2</sup>)  
Area \$/m<sup>2</sup>: \$0(\$0)  
RPD: AL14//D29640

Sale Price: **\$0 (No Consideration)**  
Sale Date: 01/07/2020 Days to Sell: **N/A**  
Last Price: Chg %:  
First Price: Chg %:

Features: BUILD YR: 1991, WALL TYPE: BRICK, ROOF TYPE: TILED (TERRA COTTA OR CEMENT), STYLE: CONVENTIONAL, STOREYS: 1



**1 TARANA CRT, HILLBANK, SA 5112**

UBD Ref: Adelaide - 62 G4 4 2 2



Property Type: House  
Area: 619 m<sup>2</sup> (153 m<sup>2</sup>)  
Area \$/m<sup>2</sup>: \$611(\$2,474)  
RPD: AL186//D33452

Sale Price: **\$378,500 (Normal Sale)**  
Sale Date: 30/06/2020 Days to Sell: **N/A**  
Last Price: Chg %:  
First Price: Chg %:

Features: BUILD YR: 1994, WALL TYPE: BRICK, ROOF TYPE: TILED (TERRA COTTA OR CEMENT), STYLE: CONVENTIONAL, STOREYS: 1



**9 WINSTON CRES, HILLBANK, SA 5112**

UBD Ref: Adelaide - 62 H3 4 2 2



Property Type: House  
Area: 838 m<sup>2</sup> (177 m<sup>2</sup>)  
Area \$/m<sup>2</sup>: \$470(\$2,226)  
RPD: AL301//D37224

Sale Price: **\$394,000 (Normal Sale)**  
Sale Date: 26/06/2020 Days to Sell: **N/A**  
Last Price: Chg %:  
First Price: Chg %:

Features: BUILD YR: 1995, WALL TYPE: BRICK, ROOF TYPE: TILED (TERRA COTTA OR CEMENT), STYLE: CONVENTIONAL, STOREYS: 1



**5 BERWICK RISE, HILLBANK, SA 5112**

UBD Ref: Adelaide - 52 H16 3 2 2



Property Type: House  
Area: 495 m<sup>2</sup> (215 m<sup>2</sup>)  
Area \$/m<sup>2</sup>: \$697(\$1,605)  
RPD: AL501//D49305

Sale Price: **\$345,000 (Normal Sale)**  
Sale Date: 26/06/2020 Days to Sell: **86 Days**  
Last Price: \$349,000 - \$369,000 Chg %: **-1.1%**  
First Price: \$349,000 - \$369,000 Chg %: **-1.1%**

Features: BUILD YR: 1998, WALL TYPE: BRICK, ROOF TYPE: TILED (TERRA COTTA OR CEMENT), STYLE: CONVENTIONAL, STOREYS: 1



**6 CRESTVIEW PL, HILLBANK, SA 5112**

UBD Ref: Adelaide - 62 H1 5 2 2



Property Type: House  
Area: 748 m<sup>2</sup> (254 m<sup>2</sup>)  
Area \$/m<sup>2</sup>: \$595(\$1,752)  
RPD: AL296//D46618

Sale Price: **\$445,000 (Normal Sale)**  
Sale Date: 24/06/2020 Days to Sell: **81 Days**  
Last Price: \$439,000 to \$459,000 Chg %:  
First Price: \$439,000 - \$459,000 Chg %:

Features: BUILD YR: 2000, WALL TYPE: STONE; FREESTONE, ROOF TYPE: TILED (TERRA COTTA OR CEMENT), STYLE: BAY WINDOW VILLA, STOREYS: 1



**1 LANDSEER PL, HILLBANK, SA 5112**

UBD Ref: Adelaide - 52 J14 3 1 5



Property Type: House  
Area: 465 m<sup>2</sup> (155 m<sup>2</sup>)  
Area \$/m<sup>2</sup>: \$624(\$1,871)  
RPD: AL205//D52698

Sale Price: **\$290,000 (Normal Sale)**  
Sale Date: 22/06/2020 Days to Sell: **227 Days**  
Last Price: Contact Agent Chg %: **-10.8%**  
First Price: \$305,000 - \$315,000 Chg %: **-15.9%**

Features: BUILD YR: 2000, WALL TYPE: BRICK, ROOF TYPE: GALVANISED IRON, STYLE: CONVENTIONAL, STOREYS: 1



**10 ASHWOOD BVD, HILLBANK, SA 5112**

UBD Ref: Adelaide - 52 G16 5 2 4



Property Type: House  
Area: 691 m<sup>2</sup> (212 m<sup>2</sup>)  
Area \$/m<sup>2</sup>: \$615(\$2,005)  
RPD: AL314//D43071

Sale Price: **\$425,000 (Normal Sale)**  
Sale Date: 18/06/2020 Days to Sell: **69 Days**  
Last Price: \$405,000 - \$425,000 Chg %:  
First Price: \$430,000 Chg %: **-1.2%**

Features: BUILD YR: 1995, WALL TYPE: BRICK, ROOF TYPE: GALVANISED IRON, STYLE: FEDERATION, STOREYS: 1



**12 JENOLAN CRES, HILLBANK, SA 5112**

UBD Ref: Adelaide - 62 G4 4 2 3



Property Type: House  
Area: 599 m<sup>2</sup> (180 m<sup>2</sup>)  
Area \$/m<sup>2</sup>: \$676(\$2,250)  
RPD: AL167//D33452

Sale Price: **\$405,000 (Normal Sale)**  
Sale Date: 17/06/2020 Days to Sell: **78 Days**  
Last Price: \$395,000 to \$415,000 Chg %:  
First Price: \$395,000 to \$415,000 Chg %:

Features: BUILD YR: 1995, WALL TYPE: BRICK, ROOF TYPE: TILED (TERRA COTTA OR CEMENT), STYLE: CONVENTIONAL, STOREYS: 1



**14 KYLIE CRES, HILLBANK, SA 5112**

UBD Ref: Adelaide - 62 D13 3 2 2



Property Type: House  
Area: 691 m<sup>2</sup> (143 m<sup>2</sup>)  
Area \$/m<sup>2</sup>: \$535(\$2,587)  
RPD: AL15//D7600

Sale Price: **\$370,000 (Normal Sale)**  
Sale Date: 12/06/2020 Days to Sell: **52 Days**  
Last Price: Sold By Jordan Varley Chg %:  
First Price: \$365,000 - \$385,000 Chg %:

Features: BUILD YR: 1967, WALL TYPE: BRICK, ROOF TYPE: TILED (TERRA COTTA OR CEMENT), STYLE: RANCH, STOREYS: 1



**4 CHESTNUT GR, HILLBANK, SA 5112**

UBD Ref: Adelaide - 52 H15 3 2 1



Property Type: House  
Area: 305 m<sup>2</sup> (138 m<sup>2</sup>)  
Area \$/m<sup>2</sup>: \$934(\$2,065)  
RPD: AL150//D38655

Sale Price: **\$285,000 (Normal Sale)**  
Sale Date: 12/06/2020 Days to Sell: **69 Days**  
Last Price: \$289,950 Chg %:  
First Price: \$289,950 (Under Offer) Chg %: **-1.7%**

Features: BUILD YR: 1995, WALL TYPE: BRICK, ROOF TYPE: TILED (TERRA COTTA OR CEMENT), STYLE: BAY WINDOW VILLA, STOREYS: 1



**19 JENOLAN CRES, HILLBANK, SA 5112**

UBD Ref: Adelaide - 62 G4 3 2 3



Property Type: House  
Area: 616 m<sup>2</sup> (161 m<sup>2</sup>)  
Area \$/m<sup>2</sup>: \$625(\$2,391)  
RPD: AL176//D33452

Sale Price: **\$385,000 (Normal Sale)**  
Sale Date: 29/05/2020 Days to Sell: **83 Days**  
Last Price: Under Contract (Under Chg %:  
First Price: Best & Final Offers By Chg %:

Features: BUILD YR: 1993, WALL TYPE: BRICK, ROOF TYPE: TILED (TERRA COTTA OR CEMENT), STYLE: CONVENTIONAL, STOREYS: 1



**14 COACH HOUSE MEWS, HILLBANK, SA 5112**

UBD Ref: Adelaide - 52 J16 - - -



Property Type: Vacant Land  
Area: 1,303 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$170  
RPD: AL95//D54011

Sale Price: **\$222,000 (Normal Sale)**  
Sale Date: 15/05/2020 Days to Sell: **419 Days**  
Last Price: \$219,000 - \$229,000 Chg %: **-7.1%**  
First Price: For Sale Chg %:

Features: STOREYS: 1



**5 MICHAEL CRES, HILLBANK, SA 5112**

UBD Ref: Adelaide - 62 D13 3 1 4



Property Type: House  
Area: 590 m<sup>2</sup> (92 m<sup>2</sup>)  
Area \$/m<sup>2</sup>: \$492(\$3,152)  
RPD: AL4//D10386

Sale Price: **\$290,000 (Normal Sale)**  
Sale Date: 14/05/2020 Days to Sell: **41 Days**  
Last Price: UNDER CONTRACT Chg %:  
First Price: \$289,000 - \$315,000 Chg %:

Features: BUILD YR: 1981, WALL TYPE: BRICK, ROOF TYPE: TILED (TERRA COTTA OR CEMENT), STYLE: CONVENTIONAL, STOREYS: 1



**40 CHRISTINE AVE, HILLBANK, SA 5112**

UBD Ref: Adelaide - 62 D7  **5**  **2**  **1**



**Property Type:** House  
**Area:** 608 m<sup>2</sup> (123 m<sup>2</sup>)  
**Area \$/m2:** \$444(\$2,195)  
**RPD:** AL93//D10551

**Sale Price:** **\$270,000 (Normal Sale)**  
**Sale Date:** 07/05/2020 **Days to Sell:** **224 Days**  
**Last Price:** Under Contract **Chg %:**  
**First Price:** \$329k - \$349k **Chg %:** **-17.9%**

**Features:** BUILD YR: 1979, WALL TYPE: BRICK, ROOF TYPE: TILED (TERRA COTTA OR CEMENT), STYLE: RANCH, STOREYS: 1