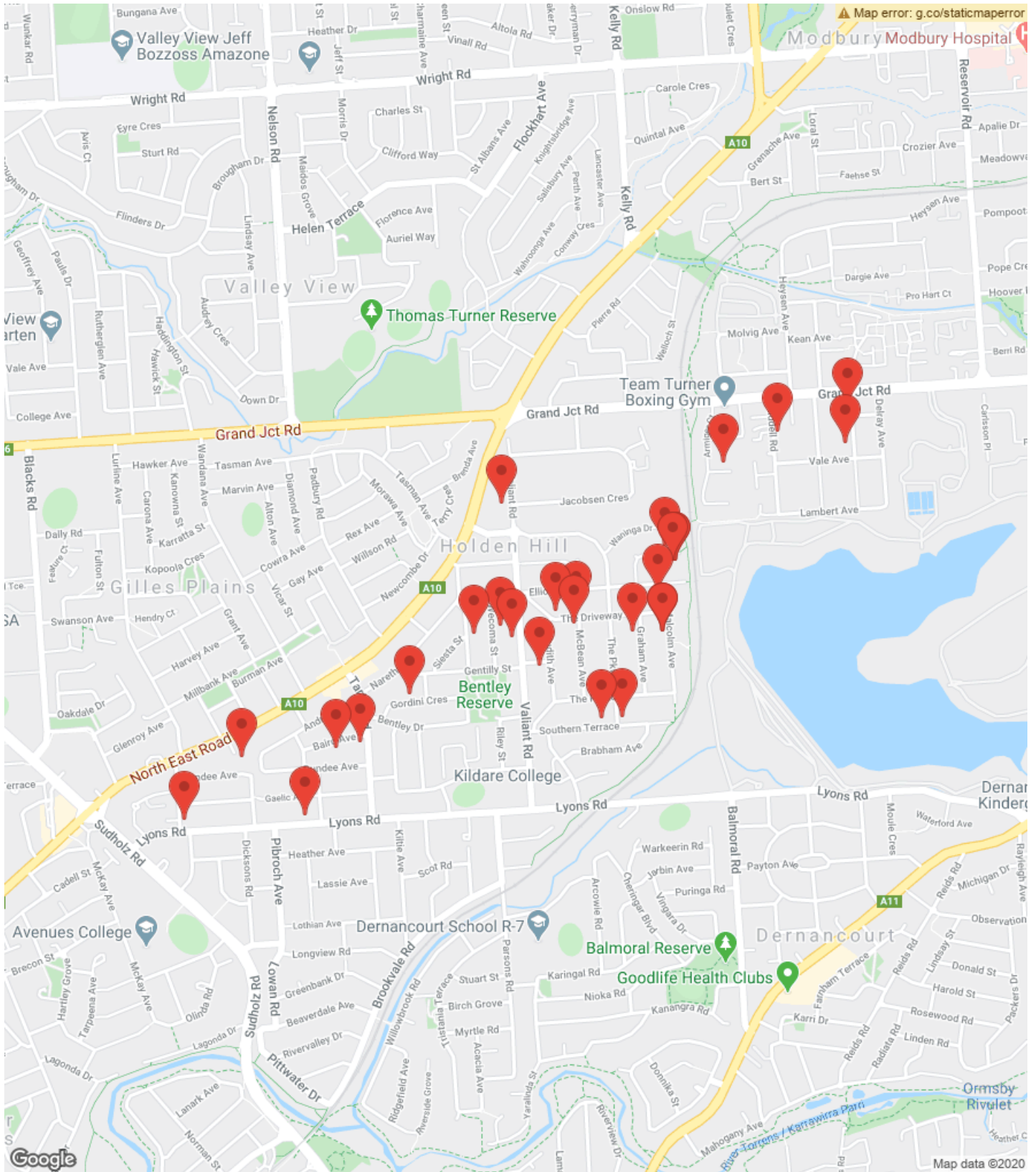


# **SALES REPORT**

HOLDEN HILL 5088

# Sales Map



Prepared on 03/08/2020 by Max de Meyrick, 0400 745 196 at Weeks & Macklin Real Estate. © Property Data Solutions Pty Ltd 2020 (pricefinder.com.au)

The materials are provided as an information source only. © The State of South Australia August/2020. This information is based on data supplied by the South Australian Government and is published by permission. The South Australian Government does not accept any responsibility for the accuracy, completeness or suitability for any purpose of the published information or the underlying data.

# Sales Search Report - Image Report

## Search Criteria

Locality: HOLDEN HILL  
 Postcode: 5088

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

Sale Price: Any

Land Size: Any

Attributes: Any

Property Type: Any

## Search Summary

Records: 30

	Price	Days	Area
<b>Lowest</b>	\$ 0	13	152 m <sup>2</sup>
<b>Highest</b>	\$ 555,000	486	1,015 m <sup>2</sup>
<b>Average</b>	\$ 314,950	136	535 m <sup>2</sup>
<b>Median</b>	\$ 381,500	60	435 m <sup>2</sup>



### 30 PLEASANT GR, HOLDEN HILL, SA 5088

UBD Ref: Adelaide - 96 F6 - -



Property Type: Vacant Land  
 Area: 361 m<sup>2</sup> (136 m<sup>2</sup>)  
 Area \$/m<sup>2</sup>: \$468(\$1,243)  
 RPD: FL3//C40845

Features: STOREYS: 1

Sale Price: **\$169,000 (Normal Sale)**  
 Sale Date: 22/07/2020 Days to Sell: **409 Days**  
 Last Price: \$376,950\* Chg %: **-55.2%**  
 First Price: \$409,000 Chg %:



### 14 KARINA CRES, HOLDEN HILL, SA 5088

UBD Ref: Adelaide - 96 D8 - -



Property Type: House  
 Area: 349 m<sup>2</sup> (160 m<sup>2</sup>)  
 Area \$/m<sup>2</sup>: \$1,387(\$3,025)  
 RPD: AL2//D122453

Features: BUILD YR: 2019, WALL TYPE: BRICK, ROOF TYPE: COLOURBOND, STYLE: CONVENTIONAL, STOREYS: 1

Sale Price: **\$484,000 (Normal Sale)**  
 Sale Date: 17/07/2020 Days to Sell: **N/A**  
 Last Price: Chg %:  
 First Price: Chg %:



### 13 THE DRWY, HOLDEN HILL, SA 5088

UBD Ref: Adelaide - 96 B9 3 2 1



Property Type: House  
 Area: 363 m<sup>2</sup> (166 m<sup>2</sup>)  
 Area \$/m<sup>2</sup>: \$1,198(\$2,620)  
 RPD: AL1//D69709

Features: BUILD YR: 2006, WALL TYPE: RENDERED, ROOF TYPE: GALVANISED IRON, STYLE: CONVENTIONAL, STOREYS: 1

Sale Price: **\$435,000 (Normal Sale)**  
 Sale Date: 10/07/2020 Days to Sell: **29 Days**  
 Last Price: \$430k-\$450k Chg %:  
 First Price: \$430k-\$450k Chg %:



### 23 SOUTHERN TCE, HOLDEN HILL, SA 5088

UBD Ref: Adelaide - 96 C11 - -



Property Type: Vacant Land  
 Area: 738 m<sup>2</sup> (93 m<sup>2</sup>)  
 Area \$/m<sup>2</sup>: \$318(\$2,527)  
 RPD: A269//D4835

Features: BUILD YR: 1962, WALL TYPE: CEMENT SHEET; WEATHERBRD; LOG, ROOF TYPE: TILED (TERRA COTTA OR CEMENT), STYLE: CONVENTIONAL, STOREYS: 1

Sale Price: **\$235,000 (Agents Advice - Sale)**  
 Sale Date: 10/07/2020 Days to Sell: **101 Days**  
 Last Price: \$399,900 Chg %: **-41.2%**  
 First Price: \$225,000 Chg %:



**16 VALIANT RD, HOLDEN HILL, SA 5088**

UBD Ref: Adelaide - 96 A8 4 2 3



Property Type: House  
Area: 448 m<sup>2</sup>  
Area \$/m2:  
RPD: A1//D116073

Features:

Sale Price: **Price Withheld (Agents Advice - Sale)**  
Sale Date: 07/07/2020 Days to Sell: **486 Days**  
Last Price: \$530,000-\$550,000 Chg %:  
First Price: Auction \$530000 Chg %:



**2 MALCOLM AVE, HOLDEN HILL, SA 5088**

UBD Ref: Adelaide - 96 C9 3 2 1



Property Type: House  
Area: 278 m<sup>2</sup> (147 m<sup>2</sup>)  
Area \$/m2: \$1,396(\$2,639)  
RPD: AL331//D95404

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

Sale Price: **\$388,000 (Normal Sale)**  
Sale Date: 06/07/2020 Days to Sell: **N/A**  
Last Price: Chg %:  
First Price: Chg %:



**14 THE DRWY, HOLDEN HILL, SA 5088**

UBD Ref: Adelaide - 96 B9 3 1 2



Property Type: House  
Area: 399 m<sup>2</sup> (93 m<sup>2</sup>)  
Area \$/m2: \$815(\$3,495)  
RPD: F50//C22423

Features: BUILD YR: 1971, WALL TYPE: BRICK, ROOF TYPE: TILED (TERRA COTTA OR CEMENT), STYLE: CONVENTIONAL, STOREYS: 1

Sale Price: **\$325,000 (Agents Advice - Sale)**  
Sale Date: 05/07/2020 Days to Sell: **13 Days**  
Last Price: CONTACT AGENT Chg %:  
First Price: CONTACT AGENT Chg %:



**5/23 RIDDELL RD, HOLDEN HILL, SA 5088**

UBD Ref: Adelaide - 96 E7 3 1 2



Property Type: Unit  
Area: (98 m<sup>2</sup>)  
Area \$/m2:  
RPD: U5//S6100

Features: BUILD YR: 1984, WALL TYPE: BRICK, ROOF TYPE: TILED (TERRA COTTA OR CEMENT), STYLE: CONVENTIONAL, STOREYS: 1

Sale Price: **Price Withheld (Agents Advice - Sale)**  
Sale Date: 03/07/2020 Days to Sell: **296 Days**  
Last Price: \$285,000 Chg %:  
First Price: Contact Agent Chg %:



**14 KARINA CRES, HOLDEN HILL, SA 5088**

3 2 1



Property Type: House  
Area:  
Area \$/m2:  
RPD:

Features:

Sale Price: **Price Withheld (Agents Advice - Sale)**  
Sale Date: 01/07/2020 Days to Sell: **47 Days**  
Last Price: \$475,000 - \$485,000 Chg %:  
First Price: \$475,000 - \$485,000 Chg %:



**14 KARINA CRES, HOLDEN HILL, SA 5088**

3 2 1



Property Type: House  
Area:  
Area \$/m2:  
RPD:  
Features:

Sale Price: **\$0 (Agents Advice - Sale)**  
Sale Date: 01/07/2020 Days to Sell: **47 Days**  
Last Price: \$475,000 - \$485,000 Chg %:  
First Price: \$475,000 - \$485,000 Chg %:



**14 KARINA CRES, HOLDEN HILL, SA 5088**

UBD Ref: Adelaide - 96 D8 - - -



Property Type: House  
Area: 348 m<sup>2</sup> (160 m<sup>2</sup>)  
Area \$/m2: \$1,399(\$3,044)  
RPD: AL1//D122453

Sale Price: **\$487,000 (Normal Sale)**  
Sale Date: 30/06/2020 Days to Sell: **N/A**  
Last Price: Chg %:  
First Price: Chg %:

Features: BUILD YR: 2019, WALL TYPE: BRICK, ROOF TYPE: COLOURBOND, STYLE: CONVENTIONAL, STOREYS: 1



**58 VALIANT RD, HOLDEN HILL, SA 5088**

UBD Ref: Adelaide - 96 A10 - - -



Property Type: Vacant Land  
Area: 349 m<sup>2</sup>  
Area \$/m2: \$587  
RPD: AL93//D122393

Sale Price: **\$205,000 (Normal Sale)**  
Sale Date: 23/06/2020 Days to Sell: **N/A**  
Last Price: Chg %:  
First Price: Chg %:

Features: STOREYS: 1



**14 GORDINI CRES, HOLDEN HILL, SA 5088**

UBD Ref: Adelaide - 95 Q10 3 2 1



Property Type: House  
Area: 379 m<sup>2</sup> (140 m<sup>2</sup>)  
Area \$/m2: \$0(\$0)  
RPD: AL42//D73235

Sale Price: **\$0 (No Consideration)**  
Sale Date: 23/06/2020 Days to Sell: **N/A**  
Last Price: Chg %:  
First Price: Chg %:

Features: BUILD YR: 2007, WALL TYPE: BRICK, ROOF TYPE: TILED (TERRA COTTA OR CEMENT), STYLE: CONVENTIONAL, STOREYS: 1



**84 LYONS RD, HOLDEN HILL, SA 5088**

UBD Ref: Adelaide - 95 P12 3 2 1



Property Type: House  
Area: 360 m<sup>2</sup>  
Area \$/m2: \$1,362  
RPD: A1//D95146

Sale Price: **\$490,000 (Agents Advice - Sale)**  
Sale Date: 23/06/2020 Days to Sell: **142 Days**  
Last Price: Under Contract Chg %:  
First Price: \$499,000-\$539,000 Chg %:

Features: ENSUITE, FAMILY/RUMPUS ROOM, VERANDAH/DECK, MODERN KITCHEN, AIR CONDITIONED, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, ENTERTAINMENT



**MARSELLA CRT, HOLDEN HILL, SA 5088**

UBD Ref: Adelaide - 95 N11 - - -



Property Type: Commercial  
Area: 1,015 m<sup>2</sup>  
Area \$/m2: \$542  
RPD: AL133//D5630

Features: STOREYS: 1

Sale Price: **\$550,000 (Normal Sale)**  
Sale Date: 19/06/2020 Days to Sell: **N/A**  
Last Price: Chg %:  
First Price: Chg %:



**2 MALCOLM AVE, HOLDEN HILL, SA 5088**

3 2 1



Property Type: Unit  
Area:  
Area \$/m2:  
RPD:

Features:

Sale Price: **\$388,000 (Agents Advice - Sale)**  
Sale Date: 12/06/2020 Days to Sell: **17 Days**  
Last Price: \$390k Chg %:  
First Price: \$390k Chg %:



**21 KARINA CRES, HOLDEN HILL, SA 5088**

UBD Ref: Adelaide - 96 C8 - - -



Property Type: Vacant Land  
Area: 339 m<sup>2</sup>  
Area \$/m2: \$619  
RPD: AL2//D121946

Features: STOREYS: 1

Sale Price: **\$210,000 (Normal Sale)**  
Sale Date: 11/06/2020 Days to Sell: **357 Days**  
Last Price: Contact Agent Chg %:  
First Price: \$225k Chg %:



**1/2 VENTAIL CRT, HOLDEN HILL, SA 5088**

UBD Ref: Adelaide - 96 D7 - - -



Property Type: Commercial  
Area: 152 m<sup>2</sup>  
Area \$/m2: \$1,317  
RPD: UN1//S11611

Features: STOREYS: 1

Sale Price: **\$200,000 (Normal Sale)**  
Sale Date: 11/06/2020 Days to Sell: **N/A**  
Last Price: Chg %:  
First Price: Chg %:



**7 DAWE ST, HOLDEN HILL, SA 5088**

UBD Ref: Adelaide - 96 B10 3 2 4



Property Type: House  
Area: 722 m<sup>2</sup> (174 m<sup>2</sup>)  
Area \$/m2: \$665(\$2,759)  
RPD: FL282//C26900

Features: BUILD YR: 2013, WALL TYPE: BRICK, ROOF TYPE: GALVANISED IRON, STYLE: CONVENTIONAL, STOREYS: 2

Sale Price: **\$480,000 (Normal Sale)**  
Sale Date: 11/06/2020 Days to Sell: **54 Days**  
Last Price: \$480,000 to \$520,000 Chg %:  
First Price: \$500,000 to \$540,000 Chg %:



**2 GRAHAM AVE, HOLDEN HILL, SA 5088**

UBD Ref: Adelaide - 96 C9 4 2 2



Property Type: House  
Area: 834 m<sup>2</sup> (117 m<sup>2</sup>)  
Area \$/m<sup>2</sup>: \$0(\$0)  
RPD: AL202//D4835

Sale Price: **\$0 (No Consideration)**  
Sale Date: 05/06/2020 Days to Sell: **N/A**  
Last Price: Chg %:  
First Price: Chg %:

Features: BUILD YR: 1972, WALL TYPE: BRICK, ROOF TYPE: TILED (TERRA COTTA OR CEMENT), STYLE: CONVENTIONAL, STOREYS: 1



**13 AURAMA ST, HOLDEN HILL, SA 5088**

UBD Ref: Adelaide - 96 A10 3 1 2



Property Type: House  
Area: 717 m<sup>2</sup> (99 m<sup>2</sup>)  
Area \$/m<sup>2</sup>: \$0(\$0)  
RPD: AL179//D6985

Sale Price: **\$0 (No Consideration)**  
Sale Date: 03/06/2020 Days to Sell: **N/A**  
Last Price: Chg %:  
First Price: Chg %:

Features: BUILD YR: 1964, WALL TYPE: BRICK, ROOF TYPE: TILED (TERRA COTTA OR CEMENT), STYLE: CONVENTIONAL, STOREYS: 1



**18 PLEASANT GR, HOLDEN HILL, SA 5088**

UBD Ref: Adelaide - 96 F7 - - -



Property Type: Commercial  
Area: 731 m<sup>2</sup> (405 m<sup>2</sup>)  
Area \$/m<sup>2</sup>: \$0(\$0)  
RPD: AL47//D6117

Sale Price: **\$0 (No Consideration)**  
Sale Date: 22/05/2020 Days to Sell: **N/A**  
Last Price: Chg %:  
First Price: Chg %:

Features: BUILD YR: 1973, WALL TYPE: CONCRETE, ROOF TYPE: GALVANISED IRON, STOREYS: 1



**17 TARTON RD, HOLDEN HILL, SA 5088**

UBD Ref: Adelaide - 95 P11 3 1 1



Property Type: House  
Area: 761 m<sup>2</sup> (107 m<sup>2</sup>)  
Area \$/m<sup>2</sup>: \$558(\$3,972)  
RPD: AL9//D8222

Sale Price: **\$425,000 (Normal Sale)**  
Sale Date: 20/05/2020 Days to Sell: **47 Days**  
Last Price: Contact agent (Under Chg %:  
First Price: \$448K (Under Offer) Chg %: **-5.1%**

Features: BUILD YR: 1964, WALL TYPE: BRICK, ROOF TYPE: TILED (TERRA COTTA OR CEMENT), STYLE: CONVENTIONAL, STOREYS: 1



**5 THE DRWY, HOLDEN HILL, SA 5088**

UBD Ref: Adelaide - 96 B9 4 1 2



Property Type: House  
Area: 712 m<sup>2</sup> (100 m<sup>2</sup>)  
Area \$/m<sup>2</sup>: \$506(\$3,600)  
RPD: AL113//D4835

Sale Price: **\$360,000 (Normal Sale)**  
Sale Date: 18/05/2020 Days to Sell: **76 Days**  
Last Price: \$374,000 - \$389,000 Chg %: **-3.7%**  
First Price: \$374,000 - \$389,000 Chg %: **-3.7%**

Features: BUILD YR: 1962, WALL TYPE: CEMENT SHEET; WEATHERBRD; LOG, ROOF TYPE: GALVANISED IRON, STYLE: CONTEMPORARY, STOREYS: 1



**7 BAIRD AVE, HOLDEN HILL, SA 5088**

- - -



Photo not available

Property Type: House  
Area: 422 m<sup>2</sup> (198 m<sup>2</sup>)  
Area \$/m<sup>2</sup>: \$1,315(\$2,803)  
RPD: AL741//D123363

Sale Price: **\$555,000 (Normal Sale)**  
Sale Date: 15/05/2020 Days to Sell: **N/A**  
Last Price: Chg %:  
First Price: Chg %:

Features: BUILD YR: 2017, WALL TYPE: BRICK, ROOF TYPE: COLOURBOND, STYLE: CONVENTIONAL, STOREYS: 1



**6 ABERDEEN AVE, HOLDEN HILL, SA 5088**

UBD Ref: Adelaide - 95 M12 3 2 2



Property Type: House  
Area: 248 m<sup>2</sup> (130 m<sup>2</sup>)  
Area \$/m<sup>2</sup>: \$1,845(\$3,519)  
RPD: AL1//D122041

Sale Price: **\$457,500 (Normal Sale)**  
Sale Date: 08/05/2020 Days to Sell: **188 Days**  
Last Price: Contact agent (Under Chg %:  
First Price: \$450k-\$470k (Under Chg %:

Features: BUILD YR: 2019, WALL TYPE: BRICK, ROOF TYPE: COLOURBOND, STYLE: CONVENTIONAL, STOREYS: 1



**44 ELLIOTT AVE, HOLDEN HILL, SA 5088**

UBD Ref: Adelaide - 96 C9 3 1 2



Property Type: House  
Area: 730 m<sup>2</sup> (95 m<sup>2</sup>)  
Area \$/m<sup>2</sup>: \$514(\$3,947)  
RPD: AL58//D4835

Sale Price: **\$375,000 (Normal Sale)**  
Sale Date: 08/05/2020 Days to Sell: **36 Days**  
Last Price: Best Offer By 11am on Chg %:  
First Price: Best Offer By 11am on Chg %:

Features: BUILD YR: 1963, WALL TYPE: BRICK, ROOF TYPE: TILED (TERRA COTTA OR CEMENT), STYLE: CONVENTIONAL, STOREYS: 1



**29 SOUTHERN TCE, HOLDEN HILL, SA 5088**

UBD Ref: Adelaide - 96 C11 3 1 2



Property Type: House  
Area: 693 m<sup>2</sup> (118 m<sup>2</sup>)  
Area \$/m<sup>2</sup>: \$563(\$3,305)  
RPD: AL272//D4835

Sale Price: **\$390,000 (Normal Sale)**  
Sale Date: 08/05/2020 Days to Sell: **44 Days**  
Last Price: \$399-429,000 Chg %: **-2.3%**  
First Price: \$399-429,000 (Under Chg %:

Features: BUILD YR: 1963, WALL TYPE: BRICK, ROOF TYPE: TILED (TERRA COTTA OR CEMENT), STYLE: CONVENTIONAL, STOREYS: 1



**7 BAIRD AVE, HOLDEN HILL, SA 5088**

UBD Ref: Adelaide - 95 P11 3 2 2



Property Type: House  
Area: 761 m<sup>2</sup> (98 m<sup>2</sup>)  
Area \$/m<sup>2</sup>: \$729(\$5,663)  
RPD: A13//D8222

Sale Price: **\$555,000 (Agents Advice - Sale)**  
Sale Date: 07/05/2020 Days to Sell: **65 Days**  
Last Price: UNDER CONTRACT Chg %:  
First Price: \$535,000 - \$565,000 Chg %:

Features: BUILD YR: 1964, WALL TYPE: CEMENT SHEET; WEATHERBRD; LOG, ROOF TYPE: GALVANISED IRON, STYLE: CONTEMPORARY, STOREYS: 1





**15 WECOMA ST, HOLDEN HILL, SA 5088**

UBD Ref: Adelaide - 96 A9



-



-



-



Property Type: House  
Area: 691 m<sup>2</sup> (98 m<sup>2</sup>)  
Area \$/m2: \$0(\$0)  
RPD: AL209//D6985

Sale Price: **\$0 (No Consideration)**

Sale Date: 01/05/2020 Days to Sell: **N/A**

Last Price: Chg %:

First Price: Chg %:

Features: BUILD YR: 1963, WALL TYPE: BRICK, ROOF TYPE: TILED (TERRA COTTA OR CEMENT), STYLE: CONVENTIONAL, STOREYS: 1