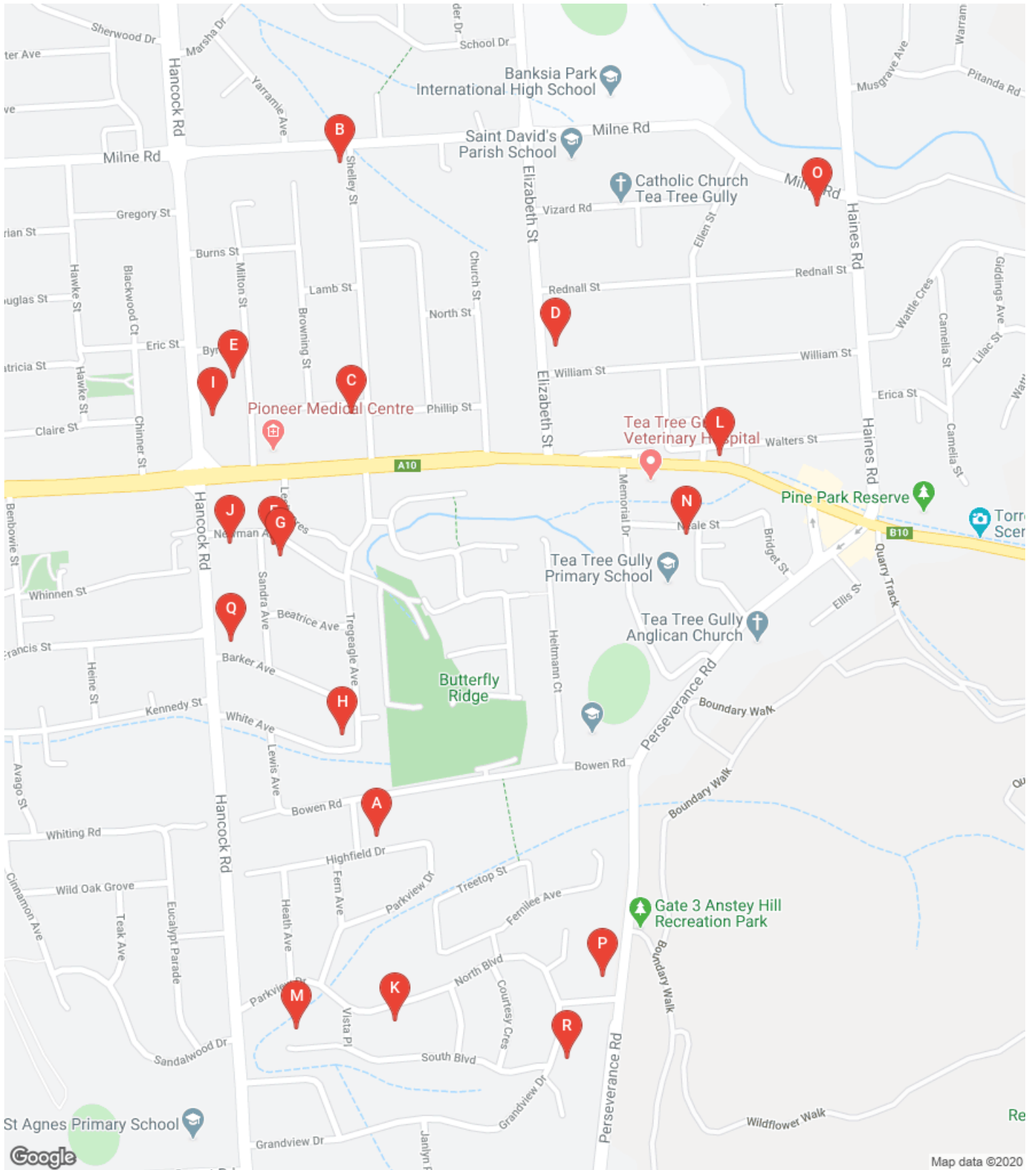


# **SALES REPORT**

TEA TREE GULLY 5091

# 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 (pricfinder.com.au)

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# Sales Search Report - Image Report

## Search Criteria

**Locality:** TEA TREE GULLY  
**Postcode:** 5091

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

**Sale Price:** Any

**Land Size:** Any

**Attributes:** Any

**Property Type:** Any

## Search Summary

Records: 20

	Price	Days	Area
<b>Lowest</b>	\$ 0	21	223 m <sup>2</sup>
<b>Highest</b>	\$ 725,000	243	2,266 m <sup>2</sup>
<b>Average</b>	\$ 403,625	103	778 m <sup>2</sup>
<b>Median</b>	\$ 401,250	96	702 m <sup>2</sup>



### 26 HIGHFIELD DR, TEA TREE GULLY, SA 5091

UBD Ref: Adelaide - 85 E14 3 2 1



**Property Type:** House  
**Area:** 694 m<sup>2</sup> (127 m<sup>2</sup>)  
**Area \$/m2:** \$594(\$3,248)  
**RPD:** AL15//D6396

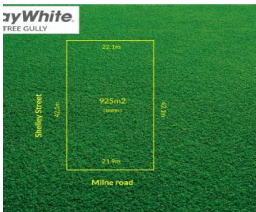
**Sale Price:** **\$412,500 (Normal Sale)**  
**Sale Date:** 20/07/2020 **Days to Sell:** **55 Days**  
**Last Price:** \$400,000 - \$420,000 **Chg %:**  
**First Price:** \$410,000 - \$440,000 **Chg %:**

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



### 571 MILNE RD, TEA TREE GULLY, SA 5091

UBD Ref: Adelaide - 85 D9 4 2 3



**Property Type:** House  
**Area:** 925 m<sup>2</sup> (195 m<sup>2</sup>)  
**Area \$/m2:** \$528(\$2,503)  
**RPD:** AL85//F132487

**Sale Price:** **\$488,000 (Normal Sale)**  
**Sale Date:** 20/07/2020 **Days to Sell:** **73 Days**  
**Last Price:** Virtual Auction USP **Chg %:**  
**First Price:** Virtual Auction USP **Chg %:**

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



### 13 SHELLEY ST, TEA TREE GULLY, SA 5091

UBD Ref: Adelaide - 85 D11 3 1 2



**Property Type:** House  
**Area:** 965 m<sup>2</sup> (163 m<sup>2</sup>)  
**Area \$/m2:** \$529(\$3,129)  
**RPD:** A195//D6062

**Sale Price:** **\$510,000 (Agents Advice - Sale)**  
**Sale Date:** 11/07/2020 **Days to Sell:** **21 Days**  
**Last Price:** AUCTION **Chg %:**  
**First Price:** AUCTION **Chg %:**

**Features:**



### 2/16 ELIZABETH ST, TEA TREE GULLY, SA 5091

UBD Ref: Adelaide - 85 F11 4 1 2



**Property Type:** House  
**Area:** 376 m<sup>2</sup>  
**Area \$/m2:** \$1,029  
**RPD:** F12//C21445

**Sale Price:** **\$387,000 (Agents Advice - Sale)**  
**Sale Date:** 09/07/2020 **Days to Sell:** **96 Days**  
**Last Price:** \$387,000 **Chg %:**  
**First Price:** \$399,000-\$419,000 **Chg %:**

**Features:** STOREYS: 1





**11 MILTON ST, TEA TREE GULLY, SA 5091**

UBD Ref: Adelaide - 85 D11 3 2 1



Property Type: Other  
Area: 374 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$566  
RPD: A1//D94756

Features:

Sale Price: **\$212,000 (Agents Advice - Sale)**  
Sale Date: 06/07/2020 Days to Sell: **215 Days**  
Last Price: \$220,000 (Under Offer) Chg %: **-3.6%**  
First Price: \$230,000 (Under Offer) Chg %: **-7.8%**



**1 SANDRA AVE, TEA TREE GULLY, SA 5091**

UBD Ref: Adelaide - 85 D12 - - -



Property Type: House  
Area: 573 m<sup>2</sup> (306 m<sup>2</sup>)  
Area \$/m<sup>2</sup>: \$1,222(\$2,288)  
RPD: AL100//D120145

Features: BUILD YR: 2019, STYLE: CONVENTIONAL, STOREYS: 2

Sale Price: **\$700,000 (Normal Sale)**  
Sale Date: 02/07/2020 Days to Sell: **N/A**  
Last Price: Chg %:  
First Price: Chg %:



**2 NEWMAN AVE, TEA TREE GULLY, SA 5091**

UBD Ref: Adelaide - 85 D12 4 2 2



Property Type: House  
Area: 849 m<sup>2</sup> (268 m<sup>2</sup>)  
Area \$/m<sup>2</sup>: \$824(\$2,612)  
RPD: A101//D120145

Features: BUILD YR: 1962, WALL TYPE: BRICK, ROOF TYPE: TILED (TERRA COTTA OR CEMENT), STYLE: CONVENTIONAL, STOREYS: 2

Sale Price: **\$700,000 (Agents Advice - Sale)**  
Sale Date: 02/07/2020 Days to Sell: **177 Days**  
Last Price: \$709,000-\$749,000 Chg %:  
First Price: \$800,000 - \$850,000 Chg %:



**17 WHITE AVE, TEA TREE GULLY, SA 5091**

UBD Ref: Adelaide - 85 D13 3 1 1



Property Type: House  
Area: 1,520 m<sup>2</sup> (170 m<sup>2</sup>)  
Area \$/m<sup>2</sup>: \$441(\$3,941)  
RPD: AL69//D6224

Features: BUILD YR: 1965, WALL TYPE: BRICK, ROOF TYPE: TILED (TERRA COTTA OR CEMENT), STYLE: CONVENTIONAL, STOREYS: 1

Sale Price: **\$670,000 (Normal Sale)**  
Sale Date: 30/06/2020 Days to Sell: **243 Days**  
Last Price: \$639-669,000 Chg %:  
First Price: \$735,000 Chg %: **-8.8%**



**165 HANCOCK RD, TEA TREE GULLY, SA 5091**

UBD Ref: Adelaide - 85 D11 - - -



Property Type: Commercial  
Area: 2,266 m<sup>2</sup> (572 m<sup>2</sup>)  
Area \$/m<sup>2</sup>: \$0(\$0)  
RPD: AL147//D6062

Features: BUILD YR: 2008, STOREYS: 1

Sale Price: **\$0 (No Consideration)**  
Sale Date: 29/06/2020 Days to Sell: **N/A**  
Last Price: Chg %:  
First Price: Chg %:





**2 NEWMAN AVE, TEA TREE GULLY, SA 5091**

UBD Ref: Adelaide - 85 D12 3 2 1



Property Type: House  
Area: 223 m<sup>2</sup> (113 m<sup>2</sup>)  
Area \$/m<sup>2</sup>:  
RPD: F200//C41685

Sale Price: **Price Withheld (Agents Advice - Sale)**  
Sale Date: 29/06/2020 Days to Sell:  
Last Price: Contact Agent Chg %:  
First Price: Contact Agent Chg %:

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



**5 NORTH BVD, TEA TREE GULLY, SA 5091**

UBD Ref: Adelaide - 85 E15 3 1 2



Property Type: House  
Area: 722 m<sup>2</sup> (119 m<sup>2</sup>)  
Area \$/m<sup>2</sup>: \$540(\$3,277)  
RPD: AL242//D6533

Sale Price: **\$390,000 (Normal Sale)**  
Sale Date: 26/06/2020 Days to Sell: **97 Days**  
Last Price: \$399,000 - \$419,000 Chg %: **-2.3%**  
First Price: \$399,000-\$419,000 Chg %: **-2.3%**

Features: BUILD YR: 1965, WALL TYPE: BRICK, ROOF TYPE: TILED (TERRA COTTA OR CEMENT), STYLE: RANCH, STOREYS: 1



**1335 NORTH EAST RD, TEA TREE GULLY, SA 5091**

UBD Ref: Adelaide - 85 G11 - - -



Property Type: Vacant Land  
Area: 628 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$588  
RPD: AL5//D19290

Sale Price: **\$369,000 (Normal Sale)**  
Sale Date: 25/06/2020 Days to Sell: **N/A**  
Last Price: Chg %:  
First Price: Chg %:

Features: STOREYS: 1



**3 GUMNUT CRT, TEA TREE GULLY, SA 5091**

UBD Ref: Adelaide - 85 D15 4 2 2



Property Type: House  
Area: 966 m<sup>2</sup> (149 m<sup>2</sup>)  
Area \$/m<sup>2</sup>: \$518(\$3,356)  
RPD: AL258//D6533

Sale Price: **\$500,000 (Normal Sale)**  
Sale Date: 22/05/2020 Days to Sell: **70 Days**  
Last Price: UNDER CONTRACT Chg %: **-7.2%**  
First Price: \$579,000 Offers Close Chg %: **-13.6%**

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



**16 NICHOLAS DR, TEA TREE GULLY, SA 5091**

UBD Ref: Adelaide - 85 G12 3 1 2



Property Type: House  
Area: 443 m<sup>2</sup> (120 m<sup>2</sup>)  
Area \$/m<sup>2</sup>: \$806(\$2,975)  
RPD: FL101//C28669

Sale Price: **\$357,000 (Normal Sale)**  
Sale Date: 20/05/2020 Days to Sell: **53 Days**  
Last Price: \$340-360,000 Chg %:  
First Price: \$340-360,000 (Under Chg %:

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





**647 MILNE RD, TEA TREE GULLY, SA 5091**

UBD Ref: Adelaide - 85 H10 3 1 3



Property Type: House  
Area: 721 m<sup>2</sup> (120 m<sup>2</sup>)  
Area \$/m<sup>2</sup>: \$613(\$3,683)  
RPD: AL80//F132482

Sale Price: **\$442,000 (Normal Sale)**  
Sale Date: 19/05/2020 Days to Sell: **96 Days**  
Last Price: \$435-455,000 Chg %:  
First Price: \$449-469,000 (Under Chg %:

Features: BUILD YR: 1977, WALL TYPE: BRICK, ROOF TYPE: TILED (TERRA COTTA OR CEMENT), STYLE: CONVENTIONAL, STOREYS: 1



**6 NEWMAN AVE, TEA TREE GULLY, SA 5091**

- - -



Photo not available

Property Type: Vacant Land  
Area: 363 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$716  
RPD: AL2//D123757

Sale Price: **\$260,000 (Normal Sale)**  
Sale Date: 13/05/2020 Days to Sell: **N/A**  
Last Price: Chg %:  
First Price: Chg %:

Features: STOREYS: 1



**2 GRANDVIEW DR, TEA TREE GULLY, SA 5091**

- - -



Photo not available

Property Type: Vacant Land  
Area: 488 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$512  
RPD: AL102//D123505

Sale Price: **\$250,000 (Normal Sale)**  
Sale Date: 08/05/2020 Days to Sell: **N/A**  
Last Price: Chg %:  
First Price: Chg %:

Features: STOREYS: 1



**40 PERSEVERANCE RD, TEA TREE GULLY, SA 5091**

- - -



Property Type: Vacant Land  
Area: 709 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$367  
RPD: A10//D121293

Sale Price: **\$260,000 (Agents Advice - Sale)**  
Sale Date: 07/05/2020 Days to Sell: **27 Days**  
Last Price: \$250,000-\$275,000 Chg %:  
First Price: \$250,000-\$275,000 Chg %:

Features: STOREYS: 1



**18 BARKER AVE, TEA TREE GULLY, SA 5091**

UBD Ref: Adelaide - 85 D13 3 2 2



Property Type: House  
Area: 546 m<sup>2</sup> (270 m<sup>2</sup>)  
Area \$/m<sup>2</sup>: \$1,328(\$2,685)  
RPD: AL2//D88916

Sale Price: **\$725,000 (Normal Sale)**  
Sale Date: 04/05/2020 Days to Sell: **111 Days**  
Last Price: \$720,000 - \$770,000 Chg %:  
First Price: \$720,000 - \$770,000 Chg %:

Features: BUILD YR: 2012, WALL TYPE: RENDERED, ROOF TYPE: GALVANISED IRON, STYLE: CONVENTIONAL, STOREYS: 2





**14 NORTH BVD, TEA TREE GULLY, SA 5091**

UBD Ref: Adelaide - 85 F15



Property Type: House  
Area: 1,213 m<sup>2</sup> (239 m<sup>2</sup>)  
Area \$/m<sup>2</sup>: \$0(\$0)  
RPD: AL196//D6505

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

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

Last Price: Chg %:

First Price: Chg %:

Features: BUILD YR: 1986, WALL TYPE: BRICK, ROOF TYPE: TILED (TERRA COTTA OR CEMENT), STYLE: HIGH QUALITY CONTEMPORARY, STOREYS: 1

