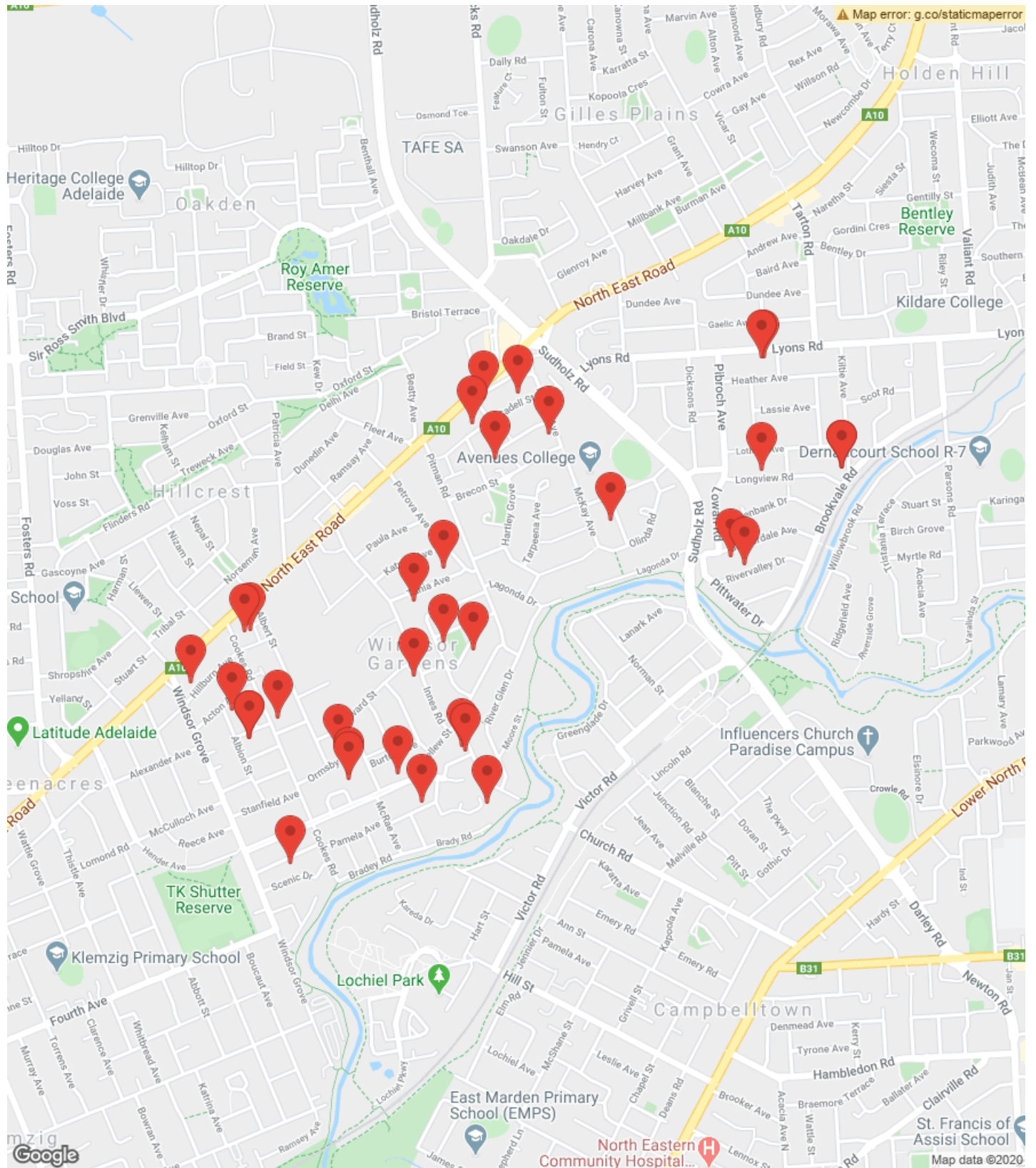


SALES REPORT

WINDSOR GARDENS 5087

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)

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Sales Search Report - Image Report

Search Criteria

Locality: WINDSOR GARDENS
Postcode: 5087

Sale Date: 01/05/2020 to 03/08/2020
Sale Price: Any
Land Size: Any
Attributes: Any
Property Type: Any

Search Summary

Records: 34

	Price	Days	Area
Lowest	\$ 0	14	112 m ²
Highest	\$ 802,000	167	845 m ²
Average	\$ 350,191	64	483 m ²
Median	\$ 452,500	65	424 m ²



13 MCKAY AVE, WINDSOR GARDENS, SA 5087

UBD Ref: Adelaide - 95 L13 3 2 2



Property Type: House
Area: 426 m² (165 m²)
Area \$/m2: \$1,232(\$3,182)
RPD: AL1//D81418

Sale Price: **\$525,000 (Normal Sale)**
Sale Date: 27/07/2020 **Days to Sell:** 100 Days
Last Price: \$499k-\$539k **Chg %:**
First Price: \$499k-\$539k **Chg %:**

Features: BUILD YR: 2009, WALL TYPE: RENDERED, ROOF TYPE: GALVANISED IRON, STYLE: CONVENTIONAL, STOREYS: 1



1 WELKIN ST, WINDSOR GARDENS, SA 5087

UBD Ref: Adelaide - 95 K13 4 2 2



Property Type: House
Area: 606 m²
Area \$/m2:
RPD: A4//D79551

Sale Price: **Price Withheld (Agents Advice - Sale)**
Sale Date: 25/07/2020 **Days to Sell:** 17 Days
Last Price: Sold at Auction **Chg %:**
First Price: Auction **Chg %:**

Features: STOREYS: 1



93 PITMAN RD, WINDSOR GARDENS, SA 5087

UBD Ref: Adelaide - 107 K2 - - -



Property Type: Vacant Land
Area: 301 m²
Area \$/m2: \$880
RPD: AL28//D121941

Sale Price: **\$265,000 (Normal Sale)**
Sale Date: 20/07/2020 **Days to Sell:** N/A
Last Price: **Chg %:**
First Price: **Chg %:**

Features: STOREYS: 1



3 SEYMOUR AVE, WINDSOR GARDENS, SA 5087

UBD Ref: Adelaide - 95 K14 3 1 2



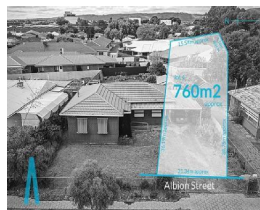
Property Type: House
Area: 421 m² (141 m²)
Area \$/m2: \$1,255(\$3,748)
RPD: A150//D56436

Sale Price: **\$528,500 (Agents Advice - Sale)**
Sale Date: 13/07/2020 **Days to Sell:** 18 Days
Last Price: \$495,000 - \$525,000 **Chg %:**
First Price: \$495,000 - \$525,000 **Chg %:**

Features: BUILD YR: 2001, WALL TYPE: BRICK, ROOF TYPE: GALVANISED IRON, STYLE: CONVENTIONAL, STOREYS: 1


4 ALBION ST, WINDSOR GARDENS, SA 5087

UBD Ref: Adelaide - 107 G1 3 1 1



Property Type: House
 Area: 724 m²
 Area \$/m²: \$704
 RPD: A4//D4938

Features:

Sale Price: **\$510,000 (Agents Advice - Sale)**
 Sale Date: 11/07/2020 Days to Sell: **17 Days**
 Last Price: Auction Sat 11th July at Chg %:
 First Price: Auction Sat 11th July at Chg %:


6 KENDAL RD, WINDSOR GARDENS, SA 5087

UBD Ref: Adelaide - 107 J2 3 2 2



Property Type: House
 Area: 339 m² (144 m²)
 Area \$/m²: \$0(\$0)
 RPD: FL1//C23949

Features: BUILD YR: 2010, WALL TYPE: BRICK, ROOF TYPE: GALVANISED IRON,
 STYLE: CONVENTIONAL, STOREYS: 1

Sale Price: **\$0 (Nils And Wills)**
 Sale Date: 06/07/2020 Days to Sell: **N/A**
 Last Price: Chg %:
 First Price: Chg %:


2/2 COOKES RD, WINDSOR GARDENS, SA 5087

UBD Ref: Adelaide - 95 G16 2 1 1



Property Type: Unit
 Area: 126 m² (75 m²)
 Area \$/m²: \$1,567(\$2,640)
 RPD: UN2//S1894

Features: BUILD YR: 1974, WALL TYPE: BRICK, ROOF TYPE: TILED (TERRA COTTA OR
 CEMENT), STYLE: CONVENTIONAL, STOREYS: 1

Sale Price: **\$198,000 (Normal Sale)**
 Sale Date: 06/07/2020 Days to Sell: **167 Days**
 Last Price: \$199,000-\$215,000 Chg %: **-0.5%**
 First Price: \$229,000-\$249,000 Chg %: **-17.5%**


7 WAROONA AVE, WINDSOR GARDENS, SA 5087

UBD Ref: Adelaide - 95 M15 3 2 2



Property Type: House
 Area: 350 m² (141 m²)
 Area \$/m²: \$1,386(\$3,440)
 RPD: AL38//D72929

Features: BUILD YR: 2007, WALL TYPE: BRICK, ROOF TYPE: GALVANISED IRON,
 STYLE: CONVENTIONAL, STOREYS: 1

Sale Price: **\$485,000 (Normal Sale)**
 Sale Date: 02/07/2020 Days to Sell: **70 Days**
 Last Price: \$485,000 Chg %:
 First Price: \$485,000 Chg %:


11 PANORAMA DR, WINDSOR GARDENS, SA 5087

UBD Ref: Adelaide - 107 H3 3 2 2



Property Type: House
 Area: 586 m² (145 m²)
 Area \$/m²: \$0(\$0)
 RPD: AL23//D7040

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

Sale Price: **\$0 (No Consideration)**
 Sale Date: 02/07/2020 Days to Sell: **N/A**
 Last Price: Chg %:
 First Price: Chg %:


29 CADELL ST, WINDSOR GARDENS, SA 5087

UBD Ref: Adelaide - 95 K13 3 2 2



Property Type: House
Area: 302 m² (208 m²)
Area \$/m2: \$1,705(\$2,476)
RPD: AL52//D112049

Sale Price: **\$515,000 (Normal Sale)**
Sale Date: 30/06/2020 **Days to Sell:** 137 Days
Last Price: \$499,000 to \$549,000 **Chg %:**
First Price: Best Offers By 5:00 pm **Chg %:**

Features: BUILD YR: 2016, WALL TYPE: BRICK, ROOF TYPE: GALVANISED IRON,
 STYLE: CONVENTIONAL, STOREYS: 2


17 KILTIE AVE, WINDSOR GARDENS, SA 5087

UBD Ref: Adelaide - 95 Q14 3 1 1



Property Type: House
Area: 672 m² (151 m²)
Area \$/m2: \$838(\$3,728)
RPD: AL11//D5886

Sale Price: **\$563,000 (Normal Sale)**
Sale Date: 29/06/2020 **Days to Sell:** 68 Days
Last Price: \$550,000 - \$580,000 **Chg %:**
First Price: \$550,000 - \$580,000 **Chg %:**

Features: BUILD YR: 1973, WALL TYPE: BRICK, ROOF TYPE: GALVANISED IRON,
 STYLE: CONTEMPORARY, STOREYS: 1


21 INNES RD, WINDSOR GARDENS, SA 5087

UBD Ref: Adelaide - 107 J1 3 1 3



Property Type: House
Area: 746 m²
Area \$/m2:
RPD: A257//D6742

Sale Price: **Price Withheld (Agents Advice - Sale)**
Sale Date: 27/06/2020 **Days to Sell:** 14 Days
Last Price: Auction Sat 27th June at **Chg %:**
First Price: Contact Agent **Chg %:**

Features:


95 PITMAN RD, WINDSOR GARDENS, SA 5087

UBD Ref: Adelaide - 107 K2 4 2 2



Property Type: House
Area: 396 m² (263 m²)
Area \$/m2: \$1,427(\$2,148)
RPD: AL41//D12407

Sale Price: **\$565,000 (Normal Sale)**
Sale Date: 26/06/2020 **Days to Sell:** N/A
Last Price: **Chg %:**
First Price: **Chg %:**

Features: BUILD YR: 1986, WALL TYPE: BRICK, ROOF TYPE: STEEL DECKING, STYLE:
 CONVENTIONAL, STOREYS: 2


85 LYONS RD, WINDSOR GARDENS, SA 5087

UBD Ref: Adelaide - 95 P12 3 2 1



Property Type: Unit
Area: 355 m² (186 m²)
Area \$/m2: \$1,406(\$2,683)
RPD: AL6//D114559

Sale Price: **\$499,000 (Normal Sale)**
Sale Date: 25/06/2020 **Days to Sell:** 82 Days
Last Price: Price Upon Application **Chg %:**
First Price: \$499,000-\$519,000 **Chg %:**

Features: BUILD YR: 2017, WALL TYPE: RENDERED, ROOF TYPE: COLOURBOND,
 STYLE: CONVENTIONAL, STOREYS: 2


1 MARCH ST, WINDSOR GARDENS, SA 5087

UBD Ref: Adelaide - 107 G2 3 2 2



Property Type: House
 Area: 386 m² (145 m²)
 Area \$/m²: \$1,166(\$3,103)
 RPD: AL2//D89934

Sale Price: **\$450,000 (Normal Sale)**
 Sale Date: 23/06/2020 Days to Sell: **67 Days**
 Last Price: AUCTION (USP) Chg %:
 First Price: AUCTION (USP) Chg %:

Features: BUILD YR: 2013, WALL TYPE: BRICK, ROOF TYPE: TILED (TERRA COTTA OR CEMENT), STYLE: CONVENTIONAL, STOREYS: 1


40 MCCLAUCHLAN RD, WINDSOR GARDENS, SA

UBD Ref: Adelaide - 107 H2 3 2 2



Property Type: House
 Area: 250 m² (124 m²)
 Area \$/m²: \$1,820(\$3,669)
 RPD: FL6//C40719

Sale Price: **\$455,000 (Normal Sale)**
 Sale Date: 23/06/2020 Days to Sell: **90 Days**
 Last Price: UNDER CONTRACT Chg %:
 First Price: Contact George Kiritis Chg %:

Features: BUILD YR: 2018, WALL TYPE: RENDERED, ROOF TYPE: COLOURBOND, STYLE: CONVENTIONAL, STOREYS: 1


10 ORMSBY ST, WINDSOR GARDENS, SA 5087

UBD Ref: Adelaide - 107 H2 3 1 6



Property Type: House
 Area: 724 m²
 Area \$/m²:
 RPD: A117//D6562

Sale Price: **Price Withheld (Agents Advice - Sale)**
 Sale Date: 23/06/2020 Days to Sell: **27 Days**
 Last Price: \$479k Chg %:
 First Price: \$479k Chg %:

Features:


34 COOKES RD, WINDSOR GARDENS, SA 5087

UBD Ref: Adelaide - 107 G1 3 1 1



Property Type: House
 Area: 837 m² (93 m²)
 Area \$/m²: \$0(\$0)
 RPD: AL81//D5924

Sale Price: **\$0 (No Consideration)**
 Sale Date: 09/06/2020 Days to Sell: **N/A**
 Last Price: Chg %:
 First Price: Chg %:

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


84 LYONS RD, WINDSOR GARDENS, SA 5087

UBD Ref: Adelaide - 95 P12 3 2 1



Property Type: House
 Area: 354 m² (211 m²)
 Area \$/m²: \$0(\$0)
 RPD: A5//D114559

Sale Price: **\$0 (Agents Advice - Sale)**
 Sale Date: 08/06/2020 Days to Sell: **N/A**
 Last Price: Chg %:
 First Price: Chg %:

Features:


14 LONGVIEW RD, WINDSOR GARDENS, SA 5087

UBD Ref: Adelaide - 95 P14 3 1 2



Property Type: House
Area: 715 m² (101 m²)
Area \$/m2: \$645(\$4,564)
RPD: AL39//D6700

Sale Price: **\$461,000 (Normal Sale)**
Sale Date: 05/06/2020 **Days to Sell:** 84 Days
Last Price: \$470,000 (Under Offer) **Chg %:** -1.9%
First Price: AUCTION (Under Offer) **Chg %:**

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


9 REDBANK GR, WINDSOR GARDENS, SA 5087

UBD Ref: Adelaide - 95 K16 2 1 2



Property Type: House
Area: 597 m² (105 m²)
Area \$/m2: \$657(\$3,733)
RPD: AL74//D7629

Sale Price: **\$392,000 (Normal Sale)**
Sale Date: 02/06/2020 **Days to Sell:** 61 Days
Last Price: Expressions of Interest. **Chg %:**
First Price: Expressions of Interest. **Chg %:**

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


23 TALLACK ST, WINDSOR GARDENS, SA 5087

UBD Ref: Adelaide - 95 K16 4 2 1



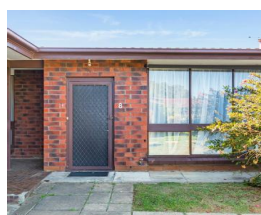
Property Type: House
Area: 293 m² (135 m²)
Area \$/m2: \$1,570(\$3,407)
RPD: AL1//D113133

Sale Price: **\$460,000 (Normal Sale)**
Sale Date: 29/05/2020 **Days to Sell:** 65 Days
Last Price: \$475,000 - \$495,000 **Chg %:** -3.2%
First Price: \$475,000 - \$495,000 **Chg %:** -3.2%

Features: BUILD YR: 2020, WALL TYPE: BRICK, ROOF TYPE: COLOURBOND, STYLE: CONVENTIONAL, STOREYS: 1


8/4 WINDSOR GR, WINDSOR GARDENS, SA 5087

UBD Ref: Adelaide - 107 F1 2 1 1



Property Type: Unit
Area: 112 m² (80 m²)
Area \$/m2: \$2,211(\$3,088)
RPD: UN8//S1207

Sale Price: **\$247,000 (Normal Sale)**
Sale Date: 28/05/2020 **Days to Sell:** 42 Days
Last Price: \$239k-\$259k **Chg %:**
First Price: \$239k-\$259k **Chg %:**

Features: BUILD YR: 1974, WALL TYPE: BRICK, ROOF TYPE: TILED (TERRA COTTA OR CEMENT), STYLE: CONVENTIONAL, STOREYS: 1


4/2 COOKES RD, WINDSOR GARDENS, SA 5087

UBD Ref: Adelaide - 95 G16 2 1 1



Property Type: Unit
Area: 174 m² (75 m²)
Area \$/m2: \$1,383(\$3,213)
RPD: UN4//S1894

Sale Price: **\$241,000 (Normal Sale)**
Sale Date: 25/05/2020 **Days to Sell:** 68 Days
Last Price: \$249,000 - \$259,000 **Chg %:** -3.2%
First Price: \$249,000 - \$259,000 **Chg %:** -3.2%

Features: BUILD YR: 1974, WALL TYPE: BRICK, ROOF TYPE: TILED (TERRA COTTA OR CEMENT), STYLE: CONVENTIONAL, STOREYS: 1



40 MCLAUCHLAN RD, WINDSOR GARDENS, SA

UBD Ref: Adelaide - 107 H2 - - -



Property Type: House
Area: 258 m² (131 m²)
Area \$/m2: \$1,822(\$3,588)
RPD: FL7//C40719

Sale Price: **\$470,000 (Normal Sale)**
Sale Date: 21/05/2020 **Days to Sell:** N/A
Last Price: Chg %:
First Price: Chg %:

Features: BUILD YR: 2020, WALL TYPE: BRICK, ROOF TYPE: GALVANISED IRON, STYLE: CONVENTIONAL, STOREYS: 1



60 MCLAUCHLAN RD, WINDSOR GARDENS, SA

UBD Ref: Adelaide - 107 J2 3 2 1



Property Type: House
Area: 370 m² (150 m²)
Area \$/m2: \$1,130(\$2,787)
RPD: A556//D65881

Sale Price: **\$418,000 (Agents Advice - Sale)**
Sale Date: 21/05/2020 **Days to Sell:** 63 Days
Last Price: \$420k-\$430k Chg %:
First Price: \$440k-\$460k Chg %:

Features: BUILD YR: 2006, WALL TYPE: BRICK, ROOF TYPE: TILED (TERRA COTTA OR CEMENT), STYLE: CONVENTIONAL, STOREYS: 1



5 BEAVERDALE AVE, WINDSOR GARDENS, SA 5087

UBD Ref: Adelaide - 95 N15 3 1 2



Property Type: House
Area: 700 m² (108 m²)
Area \$/m2: \$0(\$0)
RPD: AL134//D6701

Sale Price: **\$0 (No Consideration)**
Sale Date: 18/05/2020 **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



7 TANIA AVE, WINDSOR GARDENS, SA 5087

UBD Ref: Adelaide - 95 J16 4 2 2



Property Type: House
Area: 699 m² (122 m²)
Area \$/m2: \$582(\$3,336)
RPD: AL14//D4692

Sale Price: **\$407,000 (Normal Sale)**
Sale Date: 15/05/2020 **Days to Sell:** 100 Days
Last Price: \$389,000 - \$439,000 Chg %:
First Price: Auction Thursday 20th Chg %:

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



51 CADELL ST, WINDSOR GARDENS, SA 5087

UBD Ref: Adelaide - 95 L13 3 2 1



Property Type: House
Area: 525 m² (155 m²)
Area \$/m2: \$962(\$3,258)
RPD: AL207//D56436

Sale Price: **\$505,000 (Normal Sale)**
Sale Date: 15/05/2020 **Days to Sell:** 65 Days
Last Price: SOLD AT AUCTION Chg %:
First Price: SOLD AT AUCTION Chg %:

Features: BUILD YR: 2002, WALL TYPE: BRICK, ROOF TYPE: TILED (TERRA COTTA OR CEMENT), STYLE: CONVENTIONAL, STOREYS: 1


26 TANIA AVE, WINDSOR GARDENS, SA 5087

UBD Ref: Adelaide - 95 K15



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Property Type: Commercial
Area: 845 m² (703 m²)
Area \$/m2: \$592(\$711)
RPD: AL26//D4692

Sale Price: **\$500,000 (Normal Sale)**
Sale Date: 14/05/2020 **Days to Sell:** N/A
Last Price: Chg %:
First Price: Chg %:

Features: BUILD YR: 1969, WALL TYPE: STEEL FRAMED & OTHER, ROOF TYPE: SAWTOOTH, STOREYS: 1


17 KILTIE AVE, WINDSOR GARDENS, SA 5087

UBD Ref: Adelaide - 95 Q14



3



1



1



Property Type: House
Area: 672 m² (151 m²)
Area \$/m2: \$841(\$3,742)
RPD: A11//D5886

Sale Price: **\$565,000 (Agents Advice - Sale)**
Sale Date: 13/05/2020 **Days to Sell:** 21 Days
Last Price: \$550,000 - \$580,000 Chg %:
First Price: \$550,000 - \$580,000 Chg %:

Features:


29 FRASER ST, WINDSOR GARDENS, SA 5087

UBD Ref: Adelaide - 107 K2



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Property Type: House
Area: 478 m² (117 m²)
Area \$/m2: \$0(\$0)
RPD: AL22//D24224

Sale Price: **\$0 (No Consideration)**
Sale Date: 13/05/2020 **Days to Sell:** N/A
Last Price: Chg %:
First Price: Chg %:

Features: BUILD YR: 1989, WALL TYPE: BRICK, ROOF TYPE: TILED (TERRA COTTA OR CEMENT), STYLE: CONVENTIONAL, STOREYS: 1


10 RIVER VALLEY DR, WINDSOR GARDENS, SA

UBD Ref: Adelaide - 95 P15



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Property Type: House
Area: 700 m² (296 m²)
Area \$/m2: \$0(\$0)
RPD: AL163//D6701

Sale Price: **\$0 (No Consideration)**
Sale Date: 08/05/2020 **Days to Sell:** N/A
Last Price: Chg %:
First Price: Chg %:

Features: BUILD YR: 2007, WALL TYPE: STONE; FREESTONE, ROOF TYPE: GALVANISED IRON, STYLE: MEDITERRANEAN, STOREYS: 2


1 MARCH ST, WINDSOR GARDENS, SA 5087

UBD Ref: Adelaide - 107 G2



3



2



2



Property Type: House
Area: 386 m² (145 m²)
Area \$/m2: \$0(\$0)
RPD: A2//D89934

Sale Price: **\$0 (Agents Advice - Sale)**
Sale Date: 06/05/2020 **Days to Sell:** 19 Days
Last Price: AUCTION (USP) Chg %:
First Price: AUCTION (USP) Chg %:

Features: