



PROPERTY REPORT

5 Summer Street McLaren Flat SA 5171

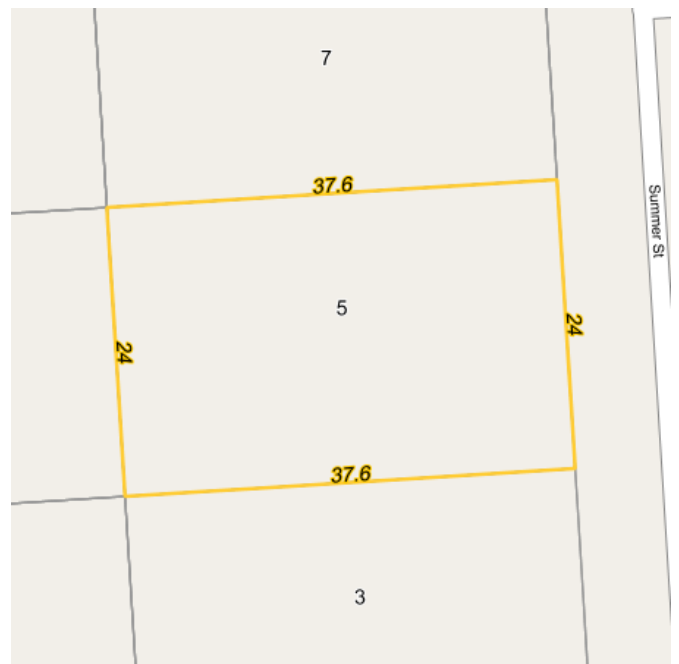
Prepared on: 26 September 2018
Prepared for: SAMPLE
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CoreLogic®

4	2	4	901m ²
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5 Summer Street McLaren Flat SA 5171




▶ PROPERTY DETAILS

Here we summarise the property's key details (which are accurate at the time of last sale).

Address:	5 Summer Street McLaren Flat SA 5171	Lot/Plan:	A161/D76665
RPD:	LOT 161 D76665	Council area:	Onkaparinga
Property type:	HOUSE	Year built:	2010
Floor area:	228m ²	Zone:	CT(MF), Country Township (McLaren Flat)
Land use primary:	Vacant Land-Urban		

▶ ESTIMATED PROPERTY VALUE

Here we provide an estimate of the property's value based on statistical data.

Estimated Value:	\$500,000	 High Confidence
Estimated Value Range:	\$425,000 - \$575,000	

This estimate is provided by CoreLogic, and is a computer generated, statistically derived estimate of the value of the subject property and 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.

How to read this estimate

The estimate has been broken into three confidence level categories based on the criteria listed below.

- High confidence is typically caused by a low degree of variability between the subject and comparable properties and/or high availability of comparable property data in the area.
- Medium confidence is typically caused by a medium degree of variability between the subject and comparable properties and/or medium availability of comparable property data in the area.
- Low confidence is typically caused by a high degree of variability between the subject and comparable properties and/or low availability of comparable property data in the area.

Doing your research

This estimate is a starting point only. To determine the property's value we recommend you supplement this estimate by doing other research to take into account a property's special features and current market conditions. You may want to consider:

- the current sale price
- last sale price / date
- recent sales in the area
- visiting the house (where possible)
- contacting an agent for a price guide on this property or similar ones in the area
- requesting a valuation from a licensed valuer

▶ PROPERTY ACTIVITY

Here we summarise the property's last sale and listing campaign activity (where available).

LAST SALE			
Sale price:	\$158,500	Sale date:	22/02/2008
Sale advised by:	Government		
LAST RENTAL CAMPAIGN			
Campaign period:	21/07/2017 - 21/08/2017	Latest ad price:	\$470/W
Listed by:	Property Management, Southgate Property Management		









▶ PROPERTY SALE HISTORY

Sale price:	\$158,500	Sale date:	22/02/2008
Sale type:	Consideration Represents Whole Interest For Property	Sale advised by:	Government

▶ PROPERTY HISTORY - FOR RENT









Campaign period:	21/07/2017 - 21/08/2017	Latest ad price:	\$470/W
Days on Market:	32	Listed by:	Property Management, Southgate Property Management
Campaign period:	02/12/2014 - 16/12/2014	Latest ad price:	\$450/W
Days on Market:	15	Listed by:	Property Management, Southgate Property Management - Moana
Campaign period:	27/04/2013 - 15/05/2013	Latest ad price:	\$450/W
Days on Market:	19	Listed by:	Belinda Rusby, Southgate Real Estate - Moana

▶ RECENTLY SOLD PROPERTIES

	<h3>11 Summer Street McLaren Flat SA 5171</h3>	
<p>from property: 55m</p>	<p>Sale price: \$485,000</p> <p>Sale date: 20/06/2018</p> <p>Days on Market: 86</p> <p>Sale type: Consideration Represents Whole Interest For Property</p> <p>Price description: \$495,000</p> <p>First ad price: \$495,000-\$515,000</p> <p>Ad price variation: -3.9%</p>	<p>Lot/Plan: A110/D76665</p> <p>Price variation at sale: -5.8%</p> <p>Sale advised by: Government</p> <p>Campaign period: 27/03/2018 - 20/06/2018</p> <p>Latest ad price: \$495,000</p>
	<h3>11 Spring Crescent McLaren Flat SA 5171</h3>	
<p>from property: 0.1km</p>	<p>Sale price: \$460,000</p> <p>Sale date: 14/03/2018</p> <p>Days on Market: 51</p> <p>Sale type: Consideration Represents Whole Interest For Property</p> <p>Price description: \$449k - \$469k</p> <p>First ad price: \$449K - \$469K</p> <p>Ad price variation: 0.0%</p>	<p>Lot/Plan: A144/D78462</p> <p>Price variation at sale: -1.9%</p> <p>Sale advised by: Government</p> <p>Campaign period: 23/01/2018 - 14/03/2018</p> <p>Latest ad price: \$449K - \$469K</p>
	<h3>6 Jayden Court McLaren Flat SA 5171</h3>	
<p>from property: 0.8km</p>	<p>Sale price: \$473,500</p> <p>Sale date: 18/04/2018</p> <p>Days on Market: 52</p> <p>Sale type: Consideration Represents Whole Interest For Property</p> <p>Price description: \$469,000 - \$483,000</p> <p>First ad price: \$469,000 - \$483,000</p> <p>Ad price variation: 0.0%</p>	<p>Lot/Plan: A61/D59117</p> <p>Price variation at sale: -2.0%</p> <p>Sale advised by: Government</p> <p>Campaign period: 26/02/2018 - 18/04/2018</p> <p>Latest ad price: \$469,000 - \$483,000</p>
	<h3>13 Ryecroft Court McLaren Flat SA 5171</h3>	
<p>from property: 1.2km</p>	<p>Sale price: \$505,000</p> <p>Sale date: 07/06/2018</p> <p>Days on Market: 51</p> <p>Sale type: Consideration Represents Whole Interest For Property</p> <p>Price description: \$489,000 - \$509,000</p> <p>First ad price: \$489,000 - \$509,000</p> <p>Ad price variation: 0.0%</p>	<p>Lot/Plan: A1/D75265</p> <p>Price variation at sale: -0.8%</p> <p>Sale advised by: Government</p> <p>Campaign period: 18/04/2018 - 07/06/2018</p> <p>Latest ad price: \$489,000 - \$509,000</p>













Distance from 5 Summer Street McLaren Flat SA 5171

▶ PROPERTIES FOR SALE

	29 Conte Drive McLaren Flat SA 5171	
from property: 0.3km	Price description: Contact Agent	Lot/Plan: A179/D78462
	Campaign period: 09/07/2018 - Current	
	First ad price: Best Offer By 26/7 (usp)	Latest ad price: Contact Agent
	Listing method: Normal Sale	Days on Market: 80
	49 Summer Street McLaren Flat SA 5171	
from property: 0.3km	Price description: \$429,000 - \$439,000	Lot/Plan: A212/D78792
	Campaign period: 04/09/2018 - Current	
	First ad price: Auction 22/9 (usp)	Latest ad price: \$429,000 - \$439,000
	Listing method: Normal Sale	Days on Market: 23
	55 Summer Street McLaren Flat SA 5171	
from property: 0.3km	Price description: Between \$410,000 And \$430,000	Lot/Plan: A215/D78792
	Campaign period: 16/04/2018 - Current	
	First ad price: Between \$430,000 and \$450,000	Latest ad price: Between \$410,000 And \$430,000
	Listing method: Normal Sale	Days on Market: 164
	Ad price variation: -4.4%	
	6 Main Road McLaren Flat SA 5171	
from property: 0.2km	Price description: \$249k	Lot/Plan: A3/D8187
	Campaign period: 10/09/2018 - Current	
	First ad price: \$249K	Latest ad price: \$249k
	Listing method: Normal Sale	Days on Market: 17
	Ad price variation: 0.0%	

Distance from 5 Summer Street McLaren Flat SA 5171

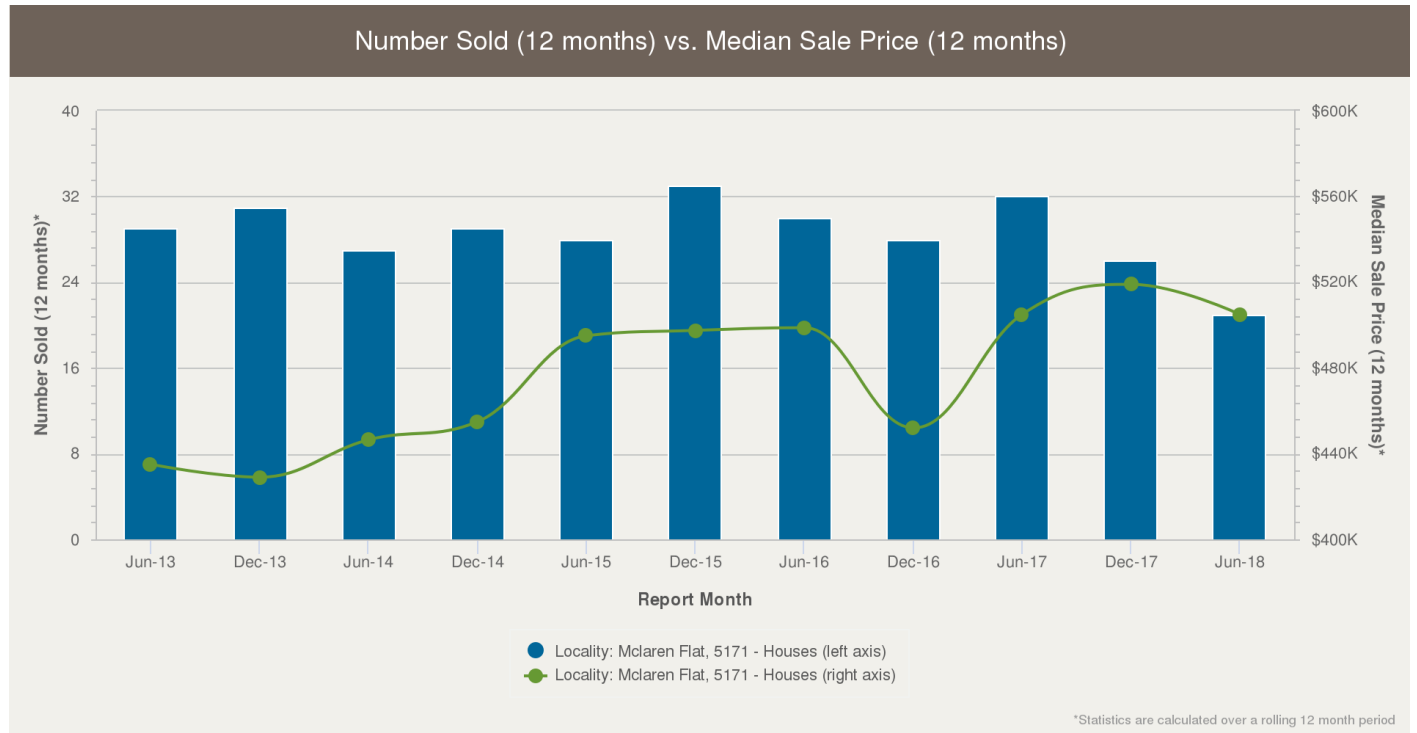
▶ PROPERTIES FOR RENT

	19 Scarpantoni Drive McLaren Flat SA 5171	
Latest ad price: \$460/W		Lot/Plan: A22/D20654
Campaign period: 26/06/2018 - 06/07/2018		
Days on Market: 11		
 from property: 0.6km		
	30 Rose Crescent McLaren Flat SA 5171	
Latest ad price: \$450/W		Lot/Plan: A17/D49239
Campaign period: 06/06/2018 - 01/07/2018		
Days on Market: 26		
 from property: 0.8km		
	13 Ryecroft Court McLaren Flat SA 5171	
Latest ad price: \$430/W		Lot/Plan: A1/D75265
Campaign period: 22/06/2018 - 30/07/2018		
Days on Market: 39		
 from property: 1.2km		
	163 Oakley Road McLaren Vale SA 5171	
Latest ad price: \$380/W		
Campaign period: 04/07/2018 - 12/07/2018		
Days on Market: 9		
 from property: 1.1km		

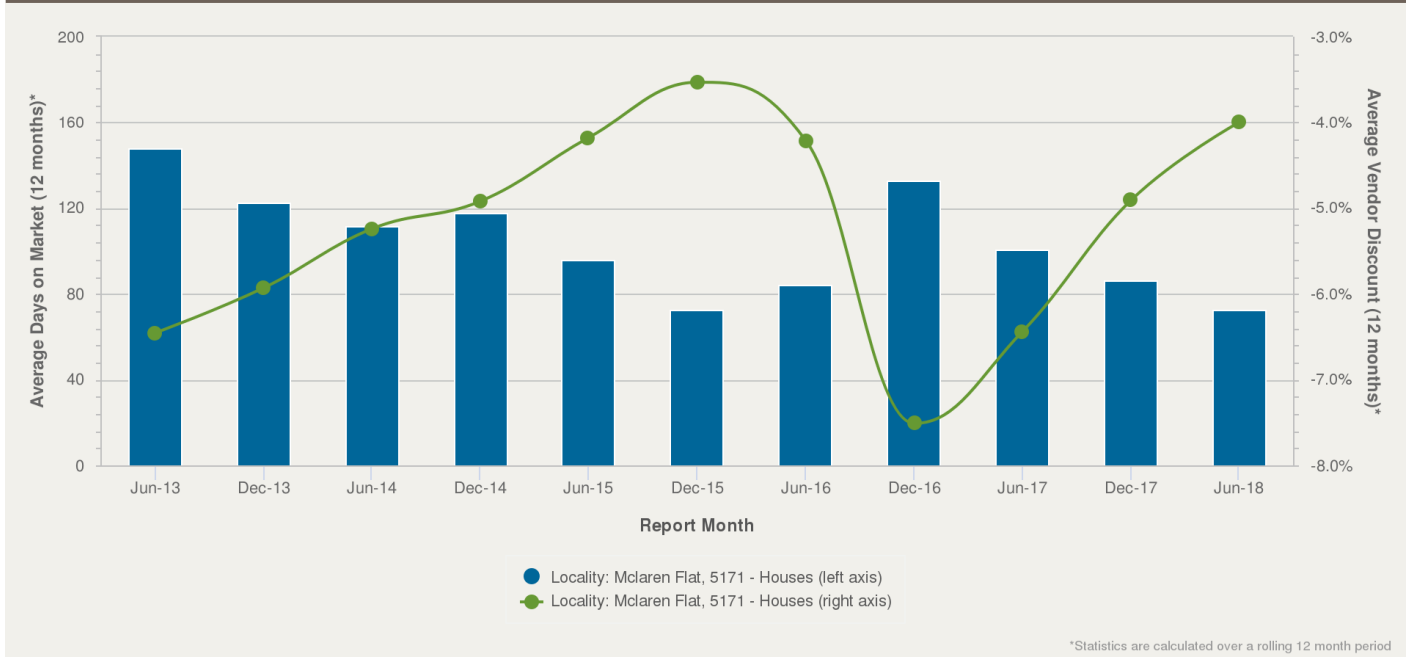
 Distance from 5 Summer Street McLaren Flat SA 5171

▶ MCLAREN FLAT INSIGHTS

Here we help you understand more about the property's suburb including key metrics such as sales activity, price growth and rental yield.



Average Days on Market (12 months) vs. Average Vendor Discount (12 months)



Period	Median Value for Houses	Change in Median Value (12 months)
Jun-2018	\$491,084	↑ 1.8%
Jun-2017	\$482,496	↑ 4.5%
Jun-2016	\$461,568	↓ -0.8%
Jun-2015	\$465,217	↑ 8.1%
Jun-2014	\$430,385	↑ 9.8%

Statistics are calculated at the end of the displayed month

► DISCLAIMER

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The listing prices shown represent the first and last listing price CoreLogic recorded in the advertising campaign for the property. In some instances we may have derived the price from the advertisement text. Where we have been unable to derive the price from the advertisement text (for example "Auctions"), the discount calculations will be unavailable.

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