

Rental Comparison Report

Prepared on 20 Feb 2024



Trove Property Management
Mob: 08 8386 1555
Ph: 08 8386 1555
Email: trove@email.propertyme.com



Address	Rental Price	Rental Date	DOM	Agency	Lotplan RPD Section /Block	Year Built	Bed	Bath	Car	Land Size	Property Type
2/34 ADELAIDE TERRACE ASCOT PARK SA 5043	\$450/W	05/12/23	98	Harcourts Tagni	Q2/C21310	1976	2	1	2	134 m²	Unit
35A ADELAIDE TERRACE ASCOT PARK SA 5043	\$360/W	10/02/24	1	-	F2/C28532	2016	3	1	1	201 m²	House
43A ADELAIDE TERRACE ASCOT PARK SA 5043	\$590/W	22/11/23	26	LJ Hooker Kensington Unley	F2/C25607	2009	3	2	2	155 m²	House
2/17 AUDREY STREET ASCOT PARK SA 5043	\$390/W	22/01/24	14	Sinova Property	U2/S273	1970	2	1	1	93 m²	Unit
1/18-20 AUDREY STREET ASCOT PARK SA 5043	\$500/W	22/01/24	20	LJ Hooker Kensington	U1/S3994	1978	2	1	1	137 m²	Unit
6/18-20 AUDREY STREET ASCOT PARK SA 5043	\$300/W	11/01/24	1	-	U6/S3994	1978	2	1	1	136 m²	Unit
23A AUDREY STREET ASCOT PARK SA 5043	\$395/W	11/01/24	1	-	F2/C40152	2015	2	1	1	149 m²	House
23B AUDREY STREET ASCOT PARK SA 5043	\$385/W	11/01/24	1	-	F3/C40152	2015	2	1	1	146 m²	House
28 AUDREY STREET ASCOT PARK SA 5043	\$600/W	01/02/24	16	D B Philpott Real Estate	A701/D78346	2009	3	2	1	350 m²	House
96 BEACONSFIELD TERRACE ASCOT PARK SA 5043	\$530/W	17/12/23	10	Noakes Nickolas	A63/F11643	-	2	1	4	915 m²	House
3/11-13 CHARLES STREET ASCOT PARK SA 5043	\$480/W	09/02/24	18	Magain Real Estate	U3/S10241	1989	3	1	1	-	Unit

Address	Rental Price	Rental Date	DOM	Agency	Lotplan RPD Section /Block	Year Built	Bed	Bath	Car	Land Size	Property Type
14 CHARLES STREET ASCOT PARK SA 5043	\$540/W	05/02/24	25	LJ Hooker Flinders Park	A516/F12152	1969	3	1	2	702 m²	House
4/19 CHARLES STREET ASCOT PARK SA 5043	\$280/W	11/01/24	1	First National Lewis Prior	U4/S1559	1969	2	1	1	96 m²	House
1/29 FIFTH AVENUE ASCOT PARK SA 5043	\$380/W	11/01/24	1	-	F500/C24375	-	3	1	1	293 m²	House
2/29 FIFTH AVENUE ASCOT PARK SA 5043	\$350/W	11/01/24	1	-	-	-	2	2	1	-	House
3/29 FIFTH AVENUE ASCOT PARK SA 5043	\$370/W	11/01/24	1	-	-	2009	3	2	1	-	House
53 FIFTH AVENUE ASCOT PARK SA 5043	\$670/W	16/02/24	14	Ray White Unley	A154/D2236	1950	3	2	1	1,011 m²	House
5A FOURTH AVENUE ASCOT PARK SA 5043	\$550/W	23/01/24	22	Magain Real Estate	-	2005	3	2	1	1,012 m²	House
3/31 FOURTH AVENUE ASCOT PARK SA 5043	\$495/W	24/01/24	14	Gary J Smith Real Estate	U3/S6185	1984	3	1	1	262 m²	Unit
17 JOHN STREET ASCOT PARK SA 5043	\$580/W	20/11/23	18	Tanner Real Estate	A216/F11441	1960	3	1	2	732 m²	House
54C JOHN STREET ASCOT PARK SA 5043	\$395/W	11/01/24	45	Lewis Prior First National Real Estate	F103/C25267	2009	2	1	2	240 m²	House
3/9 JOY STREET ASCOT PARK SA 5043	\$440/W	29/11/23	111	Smallacombe Real Estate - Mitcham (RLA 1520)	U3/S12940	1993	2	1	1	-	Unit

Address	Rental Price	Rental Date	DOM	Agency	Lotplan RPD Section /Block	Year Built	Bed	Bath	Car	Land Size	Property Type
16 JOY STREET ASCOT PARK SA 5043	\$650/W	20/02/24	39	C21 BAYSIDE BRIGHTON	-	2022	3	2	1	163 m²	House
719 MARION ROAD ASCOT PARK SA 5043	\$400/W	11/01/24	1	-	A201/D79588	1955	4	2	6	1,000 m²	House
90B RAILWAY TERRACE ASCOT PARK SA 5043	Not Disclosed	25/01/24	9	CENTURY 21 Southern	F3/C22079	-	3	2	1	246 m²	House
119B RAILWAY TERRACE ASCOT PARK SA 5043	\$460/W	09/01/24	17	CENTURY 21 CENTRAL	-	-	2	1	1	-	House
2/8 SECOND AVENUE ASCOT PARK SA 5043	\$300/W	11/01/24	1	First National Lewis Prior	-	2003	2	1	2	165 m²	House
9A SIXTH AVENUE ASCOT PARK SA 5043	Not Disclosed	09/02/24	11	AC Connection Real Estate	F2/C25379	2011	3	1	1	240 m²	Unit
1/48 SIXTH AVENUE ASCOT PARK SA 5043	\$550/W	25/01/24	15	Magain Real Estate	U1/S13323	1995	2	1	1	236 m²	Unit
69 SIXTH AVENUE ASCOT PARK SA 5043	\$590/W	01/12/23	104	Harcourts Tagni	A19/F11723	1966	3	1	9	700 m²	House
2 THIRD AVENUE ASCOT PARK SA 5043	\$515/W	11/01/24	10	Lewis Prior First National Real Estate	A42/D2236	2018	3	-	-	1,000 m²	House
12B THIRD AVENUE ASCOT PARK SA 5043	\$580/W	04/12/23	25	Vault Property Management	F2/C21981	2003	3	2	1	250 m²	House
36 THIRD AVENUE ASCOT PARK SA 5043	\$430/W	11/01/24	1	-	A10/D67713	2010	3	2	2	373 m²	House

Address	Rental Price	Rental Date	DOM	Agency	Lotplan RPD Section /Block	Year Built	Bed	Bath	Car	Land Size	Property Type
1/12 WEST STREET ASCOT PARK SA 5043	\$400/W	13/02/24	19	Residential Letting	U1/S7363	1967	1	1	1	129 m ²	Unit
5/12 WEST STREET ASCOT PARK SA 5043	\$450/W	14/01/24	24	Ray White Henley Beach	U5/S7363	1967	2	1	1	-	Unit
29 WEST STREET ASCOT PARK SA 5043	\$410/W	11/01/24	11	Lewis Prior First National Real Estate	F1/C28041	2015	2	1	1	243 m ²	Unit
29B WEST STREET ASCOT PARK SA 5043	\$400/W	11/01/24	1	-	F3/C28041	2015	2	1	1	183 m ²	Unit
29C WEST STREET ASCOT PARK SA 5043	\$385/W	11/01/24	1	-	F4/C28041	2015	2	1	1	229 m ²	House
32 WEST STREET ASCOT PARK SA 5043	\$390/W	11/01/24	1	-	F1/C40094	2016	2	1	1	254 m ²	Unit
32A WEST STREET ASCOT PARK SA 5043	\$385/W	11/01/24	1	-	F2/C40094	2016	2	1	1	158 m ²	House
32B WEST STREET ASCOT PARK SA 5043	\$500/W	11/01/24	14	LEWIS PRIOR FIRST NATIONAL REAL ESTATE	F3/C40094	2016	2	1	1	158 m ²	House
32C WEST STREET ASCOT PARK SA 5043	\$395/W	11/01/24	1	-	F4/C40094	2016	3	2	1	185 m ²	Unit
3/33 WEST STREET ASCOT PARK SA 5043	\$430/W	30/01/24	14	No Agent Property	U3/S11575	1991	2	1	1	146 m ²	Unit
2/35 WEST STREET ASCOT PARK SA 5043	\$575/W	13/12/23	9	Ray White Plympton	-	2010	3	1	1	140 m ²	House

Address	Rental Price	Rental Date	DOM	Agency	Lotplan RPD Section /Block	Year Built	Bed	Bath	Car	Land Size	Property Type
6/47-49 WEST STREET ASCOT PARK SA 5043	\$500/W	26/01/24	11	First National Real Estate Lewis Prior	U6/S11883	1992	3	1	1	133 m ²	Unit
18 WOLSELEY TERRACE ASCOT PARK SA 5043	\$300/W	11/01/24	1	First National Lewis Prior	A218/F11438	1945	3	1	2	600 m ²	House
20 WOLSELEY TERRACE ASCOT PARK SA 5043	\$280/W	11/01/24	1	-	A217/F11438	2020	4	2	-	600 m ²	House
4/44 WOOD STREET ASCOT PARK SA 5043	\$470/W	19/02/24	12	Ray White Semaphore	U4/S10379	1989	2	1	1	162 m ²	Unit

Rents By Property Type

Type	Attribute	Quantity	Lowest Rent/Week	Highest Rent/Week	Median Rent/Week	Average Rent/Week	Total Value
Unit	1 Bed	1	\$400	\$400	\$400	\$400	\$400
	2 Beds	12	\$300	\$550	\$435	\$432	\$5,180
	3 Beds	4	\$395	\$500	\$488	\$468	\$1,870
	*Excluded	1	-	-	-	-	-
House	2 Beds	11	\$280	\$530	\$385	\$397	\$4,365
	3 Beds	16	\$300	\$670	\$563	\$518	\$8,280
	4 Beds	2	\$280	\$400	\$340	\$340	\$680
	*Excluded	1	-	-	-	-	-
Total		48					\$20,775

Average Number Of Days On Market

Type	Range	Quantity	Average Days on Market
Unit	\$300 - \$399	4	4
	\$400 - \$499	10	32
	\$500 - \$599	3	15
	*Excluded	1	11
House	Under \$300	2	1
	\$300 - \$399	11	5
	\$400 - \$499	3	6
	\$500 - \$599	10	26
	\$600 - \$699	3	23
	*Excluded	1	9
Total		48	



Disclaimer

Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

© 2024 Copyright in this information belongs to the South Australian Government and the South Australian Government does not accept any responsibility for the accuracy or completeness of the information or its suitability for purpose.