

# Rental Comparison Report

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Address	Rental Price	Rental Date	DOM	Agency	Lotplan   RPD   Section/Block	Year Built	Bed	Bath	Car	Land Size	Property Type
12 BAGSHAW ROAD CHRISTIES BEACH SA 5165	\$475/W	13/08/24	19	Boffo Real Estate	LOTS A664 & A664 D7812	1966	3	1	-	957 m²	House
16 BAGSHAW ROAD CHRISTIES BEACH SA 5165	\$480/W	13/08/24	35	First National Real Estate Lewis Prior	A666/D7812	1966	3	2	1	719 m²	House
2/15 BEATTY AVENUE CHRISTIES BEACH SA 5165	\$550/W	05/08/24	11	We Connect Property	F2/C41969	2019	3	2	1	131 m²	Unit
8 COCKING ROAD CHRISTIES BEACH SA 5165	\$680/W	05/07/24	64	Property Now	A605/D7812	1966	4	2	2	728 m²	House
21 DAVID STREET CHRISTIES BEACH SA 5165	Not Disclosed	02/09/24	17	CENTURY 21 Southern	A3/D59950	2004	3	1	2	361 m²	House
6A ELGIN AVENUE CHRISTIES BEACH SA 5165	\$550/W	25/09/24	15	Trove Property Management	F22/C28280	2016	3	1	1	121 m²	House
2/37 ESPLANADE CHRISTIES BEACH SA 5165	\$365/W	16/07/24	15	White Realty Group	-	1973	2	1	-	-	House
3/42 ESPLANADE CHRISTIES BEACH SA 5165	\$650/W	31/07/24	113	Noakes Nickolas	F3/C21546	2003	3	1	1	279 m²	Unit
43 FENTON AVENUE CHRISTIES BEACH SA 5165	\$595/W	17/07/24	21	Eclipse Real Estate	-	2014	3	2	1	-	House
2/47 FENTON AVENUE CHRISTIES BEACH SA 5165	\$540/W	23/07/24	13	Eclipse Real Estate	-	2014	3	2	1	195 m²	Unit
10 FOX AVENUE CHRISTIES BEACH SA 5165	\$560/W	28/08/24	20	Trove Property Management	LOTS A738 & A738 D4899	1969	3	1	1	780 m²	House
12 FOX AVENUE CHRISTIES BEACH SA 5165	\$590/W	29/08/24	11	Trove Property Management	A739/D4899	1973	3	1	1	783 m²	House
2/14 GRUNDY TERRACE CHRISTIES BEACH SA 5165	\$550/W	23/07/24	5	Tamir Dunning Real Estate - Unley	-	-	3	2	1	-	House
3/66 GRUNDY TERRACE CHRISTIES BEACH SA 5165	\$400/W	08/08/24	14	Ray White Morphett Vale   Christies Beach	U3/S2486	1971	2	1	1	96 m²	Unit

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4/77 GRUNDY TERRACE CHRISTIES BEACH SA 5165	\$365/W	09/09/24	1	Harcourts Morphett Vale RLA 1556	-	-	3	1	1	-	House
1/2 GULFVIEW ROAD CHRISTIES BEACH SA 5165	\$500/W	03/07/24	9	Harcourts Packham Property Management	-	1994	3	2	2	252 m²	House
42B GULFVIEW ROAD CHRISTIES BEACH SA 5165	\$550/W	31/07/24	9	Trove Property Management	F/C20783	-	3	2	1	409 m²	House
61 GULFVIEW ROAD CHRISTIES BEACH SA 5165	\$700/W	10/07/24	19	Magain Real Estate	A119/D7053	1962	4	2	1	680 m²	House
84 GULFVIEW ROAD CHRISTIES BEACH SA 5165	\$520/W	26/09/24	5	RGB Property Group Pty Ltd	LOTS A162 & A162 D7053	1962	3	1	3	879 m²	House
23 GUTHRIE ROAD CHRISTIES BEACH SA 5165	\$520/W	09/07/24	7	Residential Letting	A14/D126316	2022	2	2	1	266 m²	House
37 GUTHRIE ROAD CHRISTIES BEACH SA 5165	\$450/W	19/08/24	11	Ray White Henley Beach	A580/D7562	1965	3	1	2	726 m²	House
1/21 HUNT CRESCENT CHRISTIES BEACH SA 5165	\$360/W	25/07/24	9	Century 21 Southern	U1/S1450	1974	2	1	1	99 m²	House
2/25 HUNT CRESCENT CHRISTIES BEACH SA 5165	Not Disclosed	30/07/24	8	Tim Morris Real Estate	U2/S13384	1971	2	1	-	107 m²	Unit
1/36 HUNTER ROAD CHRISTIES BEACH SA 5165	\$550/W	26/09/24	7	AAA Property Management & Sales	U1/S4627	1981	2	1	1	357 m²	Unit
2 KERRY STREET CHRISTIES BEACH SA 5165	\$500/W	09/09/24	26	CENTURY 21 SouthCoast	A302/D36531	2007	3	1	1	346 m²	House
2 LYNTON AVENUE CHRISTIES BEACH SA 5165	\$630/W	04/09/24	10	Harcourts Tagni	A903/D4901	1965	4	1	4	736 m²	House
4/20 MATURIN AVENUE CHRISTIES BEACH SA 5165	\$540/W	09/09/24	15	Harcourts Morphett Vale RLA 1556	F4/C28179	2016	3	2	1	156 m²	Unit
3/14 MCKAY AVENUE CHRISTIES BEACH SA 5165	Not Disclosed	31/07/24	6	CENTURY 21 Southern	U3/S5731	1971	2	1	1	204 m²	Unit

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3 O'HALLORAN ROAD CHRISTIES BEACH SA 5165	\$630/W	12/07/24	25	Magain Real Estate	A525/D7562	1965	3	2	2	735 m²	House
3/12 O'HALLORAN ROAD CHRISTIES BEACH SA 5165	\$500/W	20/08/24	12	Ray White Henley Beach	-	-	3	2	1	-	Unit
24A O'HALLORAN ROAD CHRISTIES BEACH SA 5165	\$550/W	01/07/24	19	Ray White Morphett Vale   Christies Beach	A2/D129936	2022	3	2	1	245 m²	House
4 OCEANVIEW ROAD CHRISTIES BEACH SA 5165	\$480/W	01/10/24	1	Residential Letting	A155/D6324	1965	2	1	1	693 m²	House
6 OCEANVIEW ROAD CHRISTIES BEACH SA 5165	\$580/W	02/08/24	15	Professionals Prospect	A156/D6324	1963	3	1	3	702 m²	House
9 OLDFIELD AVENUE CHRISTIES BEACH SA 5165	\$560/W	25/07/24	13	Residential Letting	A789/D4899	1967	4	1	1	709 m²	House
13 PRICE STREET CHRISTIES BEACH SA 5165	\$490/W	09/08/24	29	My Property House	A102/D131025	-	2	1	1	153 m²	House
39 RAMSGATE AVENUE CHRISTIES BEACH SA 5165	\$520/W	01/10/24	12	Ouwens Casserly Real Estate - Adelaide /Henley Beach	A2/D126812	1955	2	1	-	337 m²	House
4/22 ROY TERRACE CHRISTIES BEACH SA 5165	\$500/W	16/07/24	40	Professionals Christies Beach	F4/C41416	2018	3	2	1	89 m²	Unit
23 ROY TERRACE CHRISTIES BEACH SA 5165	\$580/W	01/10/24	13	Ouwens Casserly Real Estate - Adelaide /Henley Beach	A175/D3299	1960	3	2	-	846 m²	House
35 ROY TERRACE CHRISTIES BEACH SA 5165	\$550/W	02/08/24	23	Professionals Christies Beach	A169/D3299	1976	3	1	3	835 m²	House
40 SALTASH AVENUE CHRISTIES BEACH SA 5165	\$540/W	05/08/24	13	Ray White North Adelaide	F3/C40479	2016	3	2	2	193 m²	House
34 SALTER CRESCENT CHRISTIES BEACH SA 5165	\$550/W	19/09/24	17	We Connect Property	A113/D3087	1972	3	1	3	838 m²	House
5 SISMEY ROAD CHRISTIES BEACH SA 5165	\$460/W	30/09/24	13	CENTURY 21 Southern	A16/D7026	1961	3	1	1	740 m²	House

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3/8 SISMEY ROAD CHRISTIES BEACH SA 5165	\$500/W	13/08/24	9	Magain Real Estate	-	-	2	1	1	764 m <sup>2</sup>	House
29 TAUNTON PARADE CHRISTIES BEACH SA 5165	\$550/W	17/08/24	10	Cubbi	A16/D3087	1960	3	1	3	822 m <sup>2</sup>	House
23 VINCENT STREET CHRISTIES BEACH SA 5165	\$650/W	27/09/24	22	Property Management S.A	A341/D7460	1964	3	2	1	613 m <sup>2</sup>	House
35 VINCENT STREET CHRISTIES BEACH SA 5165	\$625/W	12/08/24	20	Ouwens Casserly Real Estate - Adelaide /Henley Beach	LOTS A410 & A410 D7460	1964	4	2	-	748 m <sup>2</sup>	House

## Rents By Property Type

Type	Attribute	Quantity	Lowest Rent/Week	Highest Rent/Week	Median Rent/Week	Average Rent/Week	Total Value
House	2 Beds	7	\$360	\$520	\$490	\$462	\$3,235
	3 Beds	23	\$365	\$650	\$550	\$536	\$12,325
	4 Beds	5	\$560	\$700	\$630	\$639	\$3,195
	*Excluded	1	-	-	-	-	-
Unit	2 Beds	2	\$400	\$550	\$475	\$475	\$950
	3 Beds	6	\$500	\$650	\$540	\$547	\$3,280
	*Excluded	2	-	-	-	-	-
<b>Total</b>		<b>46</b>					<b>\$22,985</b>

## Average Number Of Days On Market

Type	Range	Quantity	Average Days on Market
House	\$300 - \$399	3	8
	\$400 - \$499	6	18
	\$500 - \$599	20	14
	\$600 - \$699	5	28
	\$700 - \$799	1	19
	*Excluded	1	17
Unit	\$400 - \$499	1	14
	\$500 - \$599	6	16
	\$600 - \$699	1	113
	*Excluded	2	7
Total		46	

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