

# 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
3 AIRLIE MEWS HALLETT COVE SA 5158	\$760/W	24/09/24	14	REAL Estate Agents Group Plympton	A1074/D52096	2001	5	2	1	400 m²	House
68 BARRAMUNDI DRIVE HALLETT COVE SA 5158	\$590/W	30/07/24	70	Ray White Unley	A224/D20345	1990	3	2	2	725 m²	House
96 BARRAMUNDI DRIVE HALLETT COVE SA 5158	\$670/W	26/08/24	25	Harcourts Plus RLA 254620	A432/D18305	1986	4	3	-	648 m²	House
11 BLAKE STREET HALLETT COVE SA 5158	\$600/W	16/08/24	29	Harcourts Lifestyle Sales & Rentals	A141/D95929	2016	4	2	1	325 m²	House
14 BRADBURY COURT HALLETT COVE SA 5158	\$790/W	31/07/24	23	Refined Real Estate	A87/D79836	2009	5	2	1	553 m²	House
3 BRAMPTON COURT HALLETT COVE SA 5158	\$530/W	06/07/24	25	1840 Real Estate	A524/D43658	1999	3	1	2	552 m²	House
12 CARLISLE COURT HALLETT COVE SA 5158	\$800/W	15/09/24	29	Harris Real Estate North	A1033/D54165	2001	4	2	2	834 m²	House
4/11 CENTRAL AVENUE HALLETT COVE SA 5158	\$445/W	03/09/24	20	Noakes Nickolas	F4/C20115	1998	2	1	-	234 m²	Unit
11 CHALANI CRESCENT HALLETT COVE SA 5158	\$750/W	30/08/24	45	Ray White St Peters	A550/D10690	1983	5	3	3	660 m²	House
10 CHERUB STREET HALLETT COVE SA 5158	\$520/W	05/07/24	44	Residential Letting	A51/D9976	1983	3	1	1	811 m²	House
12 CHERUB STREET HALLETT COVE SA 5158	\$690/W	30/08/24	15	Harcourts Plus	A53/D9975	1977	3	2	2	900 m²	House
2 CLIFFTOP CRESCENT HALLETT COVE SA 5158	\$1,250/W	01/08/24	18	Northgate Property Group	A3/D52345	2005	4	2	2	593 m²	House
3 COLUMBIA CRESCENT HALLETT COVE SA 5158	\$620/W	27/09/24	4	4rooms Property	A3/D9595	1976	3	1	1	576 m²	House
8 CORMORANT DRIVE HALLETT COVE SA 5158	\$680/W	07/07/24	15	Harcourts Plus RLA 254620	A58/D31698	1994	3	2	2	822 m²	House

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2 DUNTROON CLOSE HALLETT COVE SA 5158	\$600/W	19/08/24	14	Meier Paul Real Estate	A66/D11337	1991	3	1	2	757 m <sup>2</sup>	House
22 ELOISE AVENUE HALLETT COVE SA 5158	\$600/W	17/07/24	21	Ring Partners	A124/D10366	1986	4	1	2	601 m <sup>2</sup>	House
50 FREEBAIRN DRIVE HALLETT COVE SA 5158	\$750/W	27/09/24	8	Ouwens Casserly Real Estate - Adelaide /Henley Beach	A557/D52701	2001	4	2	2	594 m <sup>2</sup>	House
13 GALATEA STREET HALLETT COVE SA 5158	\$510/W	12/08/24	40	Harris Real Estate	A329/D9736	1978	3	1	1	700 m <sup>2</sup>	House
41 GRAND CENTRAL AVENUE HALLETT COVE SA 5158	\$625/W	01/10/24	21	Ouwens Casserly Real Estate - Adelaide /Henley Beach	A218/D9597	1973	3	1	2	611 m <sup>2</sup>	House
62 GRAND CENTRAL AVENUE HALLETT COVE SA 5158	Not Disclosed	02/09/24	20	CENTURY 21 Southern	A196/D9597	1973	3	1	-	658 m <sup>2</sup>	House
18 GRETEL CRESCENT HALLETT COVE SA 5158	\$530/W	25/07/24	10	Essential Property Management	A264/D9598	1974	3	2	3	592 m <sup>2</sup>	House
10 HERON WAY HALLETT COVE SA 5158	\$850/W	30/09/24	1	Harcourts Tagni	A78/D9977	1976	4	2	2	904 m <sup>2</sup>	House
21 INGLETON DRIVE HALLETT COVE SA 5158	\$980/W	23/09/24	8	Harcourts VennMillar - Cumberland Park	A1064/D52096	2000	5	3	2	600 m <sup>2</sup>	House
22 KANOWNA STREET HALLETT COVE SA 5158	\$700/W	27/09/24	4	Toop & Toop Norwood	LOTS A367 & A367 D10685	1994	4	2	2	676 m <sup>2</sup>	House
8 KURRAMBI CRESCENT HALLETT COVE SA 5158	\$650/W	06/09/24	14	Ray White Henley Beach	A356/D10683	1985	3	2	2	630 m <sup>2</sup>	House
35 LERUNNA AVENUE HALLETT COVE SA 5158	\$720/W	31/07/24	13	Trove Property Management	LOTS A438 & A438 D10690	1983	4	2	1	639 m <sup>2</sup>	House
20 LIGHTHOUSE DRIVE HALLETT COVE SA 5158	Not Disclosed	02/09/24	17	CENTURY 21 Southern	A210/D25859	1989	3	2	1	585 m <sup>2</sup>	House
1 MEMA COURT HALLETT COVE SA 5158	\$710/W	30/07/24	33	Selling SA Homes	A631/D10687	1982	4	2	2	650 m <sup>2</sup>	House

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5 MEMA COURT HALLETT COVE SA 5158	\$595/W	25/09/24	20	Refined Real Estate	A629/D10687	1987	3	2	1	849 m²	House
29 MINNIPA DRIVE HALLETT COVE SA 5158	\$530/W	17/07/24	24	4rooms Property	A12/D10252	1978	3	1	2	637 m²	House
9 MIRRABOOKA CRESCENT HALLETT COVE SA 5158	\$750/W	23/09/24	8	Harcourts VennMillar - Cumberland Park	A25/D13897	1985	4	2	-	653 m²	House
53 MOOR CRESCENT HALLETT COVE SA 5158	\$500/W	27/08/24	28	First National Real Estate	A77/D15845	1986	3	1	2	616 m²	House
9 NARIDA STREET HALLETT COVE SA 5158	\$650/W	30/09/24	4	Harris Real Estate	A248/D9873	1978	3	1	2	715 m²	House
5 NEVARC MEWS HALLETT COVE SA 5158	\$740/W	16/07/24	8	Harcourts Matthews - Wayville	A49/D65590	2005	4	2	2	440 m²	House
6 PENNAYOONA STREET HALLETT COVE SA 5158	\$505/W	04/07/24	11	4rooms Property	A86/D2132	1975	3	1	-	731 m²	House
10/145-163 PERRY BARR ROAD HALLETT COVE SA 5158	Not Disclosed	29/08/24	24	AC Connection Real Estate	U10/S14280	1989	3	1	1	178 m²	Unit
8 QUAILO AVENUE HALLETT COVE SA 5158	\$820/W	11/09/24	8	Boffo Real Estate	A24/D22359	2000	5	2	2	576 m²	House
10 QUINVALE ROAD HALLETT COVE SA 5158	\$720/W	03/07/24	9	Harcourts Plus RLA 254620	A335/D25491	1990	4	2	2	636 m²	House
16 RAINBOW STREET HALLETT COVE SA 5158	\$690/W	01/07/24	14	Harcourts Vennmillar	A315/D9736	1976	3	2	1	656 m²	House
14/3 RAMROD AVENUE HALLETT COVE SA 5158	\$480/W	27/08/24	6	Residential Letting	U14/S12132	1992	2	1	1	179 m²	House
23 ROGANA CRESCENT HALLETT COVE SA 5158	\$650/W	15/07/24	13	Harcourts Matthews - Wayville	A307/D10702	1983	3	2	2	618 m²	House
22 SEAVIEW AVENUE HALLETT COVE SA 5158	\$750/W	27/09/24	11	Harcourts Adelaide City RLA302284	A77/D2295	-	4	2	3	812 m²	House

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21 SERICA STREET HALLETT COVE SA 5158	\$550/W	30/07/24	16	Trove Property Management	A52/D9870	1976	3	1	1	700 m <sup>2</sup>	House
13 SHAMROCK ROAD HALLETT COVE SA 5158	\$580/W	05/07/24	32	Magain Real Estate	A127/D9596	1976	3	1	-	795 m <sup>2</sup>	House
2 SOUTH AVENUE HALLETT COVE SA 5158	Not Disclosed	02/09/24	53	CENTURY 21 Southern	A2/D53126	1973	3	1	-	774 m <sup>2</sup>	House
37 SOUTH AVENUE HALLETT COVE SA 5158	Not Disclosed	02/09/24	15	CENTURY 21 Southern	LOT A79 D2387 & LOT F701 C40489	1966	2	1	1	1,000 m <sup>2</sup>	House
2 TAEPING STREET HALLETT COVE SA 5158	\$620/W	28/08/24	19	Ouwens Casserly Real Estate - Adelaide /Henley Beach	A443/D9737	1977	3	1	-	665 m <sup>2</sup>	House
216 THE COVE ROAD HALLETT COVE SA 5158	\$720/W	06/09/24	28	Ray White Unley	A10/D9870	1982	3	2	2	673 m <sup>2</sup>	House
14 THISTLE STREET HALLETT COVE SA 5158	Not Disclosed	09/08/24	16	CENTURY 21 Golden Estates	A420/D9737	1976	3	1	2	603 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	1	\$480	\$480	\$480	\$480	\$480
	3 Beds	22	\$500	\$720	\$598	\$597	\$13,135
	4 Beds	14	\$600	\$1,250	\$730	\$758	\$10,610
	5+ Beds	5	\$750	\$980	\$790	\$820	\$4,100
	*Excluded	5	-	-	-	-	-
Unit	2 Beds	1	\$445	\$445	\$445	\$445	\$445
	*Excluded	1	-	-	-	-	-
Total		49					\$28,770

## Average Number Of Days On Market

Type	Range	Quantity	Average Days on Market
House	\$400 - \$499	1	6
	\$500 - \$599	11	29
	\$600 - \$699	13	16
	\$700 - \$799	12	17
	\$800 - \$899	3	13
	\$900 - \$999	1	8
	\$1,200 - \$1,299	1	18
	*Excluded	5	24
Unit	\$400 - \$499	1	20
	*Excluded	1	24
Total		49	

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