

# 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
17 ALISON DRIVE HAPPY VALLEY SA 5159	\$600/W	17/01/24	43	LJ Hooker Kensington	A40/D9245	1985	3	2	2	994 m²	House
53 ALISON DRIVE HAPPY VALLEY SA 5159	\$780/W	15/01/24	28	Ouwens Casserly Real Estate - Adelaide/Henley Beach	A11/D82556	1992	5	2	2	1,166 m²	House
32 ALLWORTH DRIVE HAPPY VALLEY SA 5159	\$650/W	13/02/24	33	Magain Real Estate	A338/D53650	2001	4	2	2	723 m²	House
50 ALLWORTH DRIVE HAPPY VALLEY SA 5159	\$385/W	11/01/24	18	Lewis Prior First National Real Estate	A321/D53650	2001	3	1	1	384 m²	House
2 ALPINE ROAD HAPPY VALLEY SA 5159	\$650/W	24/01/24	23	Magain Real Estate	A264/D10288	1981	3	2	4	1,572 m²	House
16 BALEE ROAD HAPPY VALLEY SA 5159	\$450/W	02/01/24	20	Taplin Real Estate	A17/D15130	1985	3	1	2	582 m²	House
6 BENACRE CLOSE HAPPY VALLEY SA 5159	\$400/W	11/01/24	1	-	A3/D57290	2011	3	2	2	375 m²	House
39 BOOTH STREET HAPPY VALLEY SA 5159	\$580/W	30/11/23	92	Magain Real Estate Adelaide	A187/D9279	1975	3	1	2	770 m²	House
15/145 CHANDLERS HILL ROAD HAPPY VALLEY SA 5159	\$620/W	30/01/24	22	Trove Property Management	F15/C40649	2019	3	2	1	312 m²	House
35 DIANNE STREET HAPPY VALLEY SA 5159	\$650/W	11/12/23	11	Magain Real Estate	A85/D10786	1980	4	2	1	606 m²	House
16 ERNEST CRESCENT HAPPY VALLEY SA 5159	\$360/W	11/01/24	1	-	A279/D9280	1974	3	1	1	691 m²	House

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20 HEATHER ROAD HAPPY VALLEY SA 5159	\$360/W	09/01/24	1	CENTURY 21 Central	A47/D9946	1977	1	3	4	593 m²	House
9 HUI-HUI DRIVE HAPPY VALLEY SA 5159	\$340/W	11/01/24	1	First National Lewis Prior	A116/D10095	1977	3	1	2	933 m²	House
35 JORDAN AVENUE HAPPY VALLEY SA 5159	\$485/W	07/12/23	14	Harcourts Tagni	A37/D10404	1983	3	1	1	635 m²	House
59A KENIHANS ROAD HAPPY VALLEY SA 5159	\$520/W	14/02/24	12	Magain Real Estate	A200/D61297	2002	3	2	1	278 m²	Unit
7A LIZA ROAD HAPPY VALLEY SA 5159	\$395/W	09/01/24	1	CENTURY 21 Central	A1/D118594	2018	3	2	1	229 m²	House
3/1 MALUKA DRIVE HAPPY VALLEY SA 5159	\$520/W	03/02/24	9	First National Real Estate Lewis Prior	A3/D117714	2021	3	2	2	357 m²	House
1 MINTA ROAD HAPPY VALLEY SA 5159	\$515/W	11/01/24	72	First National Real Estate Lewis Prior	A56/D9180	1976	3	1	2	754 m²	House
6 MONTEREY COURT HAPPY VALLEY SA 5159	\$500/W	21/02/24	20	CENTURY 21 Southern	A385/D9178	1983	3	1	1	562 m²	House
4 RANGEVIEW ROAD HAPPY VALLEY SA 5159	\$550/W	23/11/23	16	Magain Real Estate Adelaide	A105/D9198	1977	3	1	2	751 m²	House
1 REGENCY ROAD HAPPY VALLEY SA 5159	\$420/W	30/11/23	93	Magain Real Estate Adelaide	A26/D9134	-	2	1	1	691 m²	House
33 REGENCY ROAD HAPPY VALLEY SA 5159	\$320/W	11/01/24	1	First National Lewis Prior	A288/D9944	1976	4	1	4	672 m²	House

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65 REGENCY ROAD HAPPY VALLEY SA 5159	\$365/W	11/01/24	1	-	A168/D9947	1976	3	1	1	601 m <sup>2</sup>	House
183 REYNELL ROAD HAPPY VALLEY SA 5159	\$600/W	12/12/23	98	Harcourts Tagni	A208/D9945	1976	4	1	4	696 m <sup>2</sup>	House
9 RUBIN CRESCENT HAPPY VALLEY SA 5159	\$520/W	17/02/24	19	Adelaide Residential Rentals	A47/D10529	1982	3	1	1	581 m <sup>2</sup>	House
10 RUDGE CLOSE HAPPY VALLEY SA 5159	\$750/W	20/02/24	37	Selling SA Homes	A57/D15878	1986	4	2	2	750 m <sup>2</sup>	House
40 SEAVIEW DRIVE HAPPY VALLEY SA 5159	\$450/W	11/01/24	1	-	A61/D14913	1997	3	2	2	1,239 m <sup>2</sup>	House
17 SHERWOOD AVENUE HAPPY VALLEY SA 5159	\$580/W	24/01/24	17	Barry Plant Adelaide	A82/D10528	1984	3	1	1	719 m <sup>2</sup>	House
35 SHERWOOD AVENUE HAPPY VALLEY SA 5159	\$620/W	12/12/23	26	Harcourts Tagni	A73/D10528	1981	4	2	4	680 m <sup>2</sup>	House
6 SNAEFELL AVENUE HAPPY VALLEY SA 5159	\$540/W	19/02/24	21	Magain Real Estate	A22/D11260	1985	3	1	-	759 m <sup>2</sup>	House
8 TATIARA ROAD HAPPY VALLEY SA 5159	\$680/W	22/11/23	15	McCammon Real Estate	A99/D9181	1978	3	2	3	745 m <sup>2</sup>	House
120 WINDEBANKS ROAD HAPPY VALLEY SA 5159	\$375/W	11/01/24	1	First National Lewis Prior	A169/D10096	1984	3	1	2	1,170 m <sup>2</sup>	House
44 WOODHALL DRIVE HAPPY VALLEY SA 5159	\$1,800/W	12/02/24	292	For Sale By Owner Australia	A87/D10099	1983	4	2	2	799 m <sup>2</sup>	House

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14 WYOMING WAY HAPPY VALLEY SA 5159	\$365/W	11/01/24	1	First National Lewis Prior	A165/D9176	1975	3	1	1	578 m <sup>2</sup>	House

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## Rents By Property Type

Type	Attribute	Quantity	Lowest Rent/Week	Highest Rent/Week	Median Rent/Week	Average Rent/Week	Total Value
House	1 Bed	1	\$360	\$360	\$360	\$360	\$360
	2 Beds	1	\$420	\$420	\$420	\$420	\$420
	3 Beds	23	\$340	\$680	\$500	\$488	\$11,225
	4 Beds	7	\$320	\$1,800	\$650	\$770	\$5,390
	5+ Beds	1	\$780	\$780	\$780	\$780	\$780
Unit	3 Beds	1	\$520	\$520	\$520	\$520	\$520
Total		34					\$18,695

## Average Number Of Days On Market

Type	Range	Quantity	Average Days on Market
House	\$300 - \$399	9	3
	\$400 - \$499	5	26
	\$500 - \$599	8	33
	\$600 - \$699	8	34
	\$700 - \$799	2	33
	\$1,800 - \$1,899	1	292
Unit	\$500 - \$599	1	12
Total		34	



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