

## Property Research Report (Residential)

<b>Valuation Number</b>	12345678901
<b>Record Type</b>	Site & Capital Value
<b>Valuation Status</b>	CURRENT
<b>Property Location</b>	1 RANDOM WAY, RANDBTOWN, SA 5000
<b>In Water District</b>	Yes
<b>Title</b>	CT 6543/21
<b>Constraints</b>	Yes
<b>Plan Reference</b>	D11111 ALLOTMENT 111
<b>Local Government</b>	RANDBTOWN
<b>Local Government Description</b>	Residential
<b>Land Use</b>	1100 - House
<b>Zone / Policy / Precinct</b>	HDN - Housing Diversity Neighbourhood\
<b>Building Style</b>	Colonial
<b>Year Built</b>	1991
<b>Building Condition</b>	Very Good
<b>Wall Construction</b>	Brick
<b>Roof Construction</b>	Tiled (Terra Cotta or Cement)
<b>Equivalent Main Area</b>	162 sqm
<b>Bedrooms</b>	Not Available
<b>Bathrooms</b>	2
<b>Improvements</b>	5EHDCP RV
<b>Site Area</b>	648.0 sqm
<b>Frontage</b>	22.5 m

## Values

Financial Year	Date of Valuation	Site Value	Capital Value
Current	01/01/2020	\$182,000	\$325,000
Previous	01/01/2019	\$177,000	\$325,000

## Nominated Suburb - SEAFORD RISE

Price Band	Number of Sales
\$0-\$300,000	0
\$300,001-\$600,000	10
\$600,001-\$1,000,000	0
\$1,000,001 plus	0

Price Band	Number of Sales
<b>TOTAL SALES</b>	10

## Suburb Sales - Previous 3 months (Residential)

Note: Sales results are limited to a maximum of 10 records

Sale Date	Address	Consideration	Sale Land Use	Sale Type	Year Built	Site Area	Bedrooms	Bathrooms
05 Mar 2021	2 RANDOM WAY, RANDOMTOWN, SA 5000	\$342,000	Residential Single Accommodation	Full Value / Consideration and Whole of Land	1991	325 sqm	3	1
05 Mar 2021	3 RANDOM WAY, RANDOMTOWN, SA 5000	\$395,000	Residential Single Accommodation	Full Value / Consideration and Whole of Land	1995	646 sqm	6	2
26 Feb 2021	4 RANDOM WAY, RANDOMTOWN, SA 5000	\$500,000	Residential Single Accommodation	Full Value / Consideration and Whole of Land	2003	727 sqm	Not Available	2
26 Feb 2021	5 RANDOM WAY, RANDOMTOWN, SA 5000	\$450,000	Residential Single Accommodation	Full Value / Consideration and Whole of Land	2010	503 sqm	4	2
19 Feb 2021	6 RANDOM WAY, RANDOMTOWN, SA 5000	\$480,000	Residential Single Accommodation	Full Value / Consideration and Whole of Land	2009	627 sqm	4	2
19 Feb 2021	7 RANDOM WAY, RANDOMTOWN, SA 5000	\$469,000	Residential Single Accommodation	Full Value / Consideration and Whole of Land	1993	600 sqm	5	2
17 Feb 2021	8 RANDOM WAY, RANDOMTOWN, SA 5000	\$425,000	Residential Single Accommodation	Full Value / Consideration and Whole of Land	2000	600 sqm	3	1
12 Feb 2021	9 RANDOM WAY, RANDOMTOWN, SA 5000	\$365,000	Residential Single Accommodation	Full Value / Consideration and Whole of Land	2004	375 sqm	3	2
05 Feb 2021	10 RANDOM WAY, RANDOMTOWN, SA 5000	\$497,500	Residential Single Accommodation	Full Value / Consideration and Whole of Land	2012	505 sqm	3	1
25 Jan 2021	11 RANDOM WAY, RANDOMTOWN, SA 5000	\$500,000	Residential Single Accommodation	Full Value / Consideration and Whole of Land	2004	450 sqm	4	2