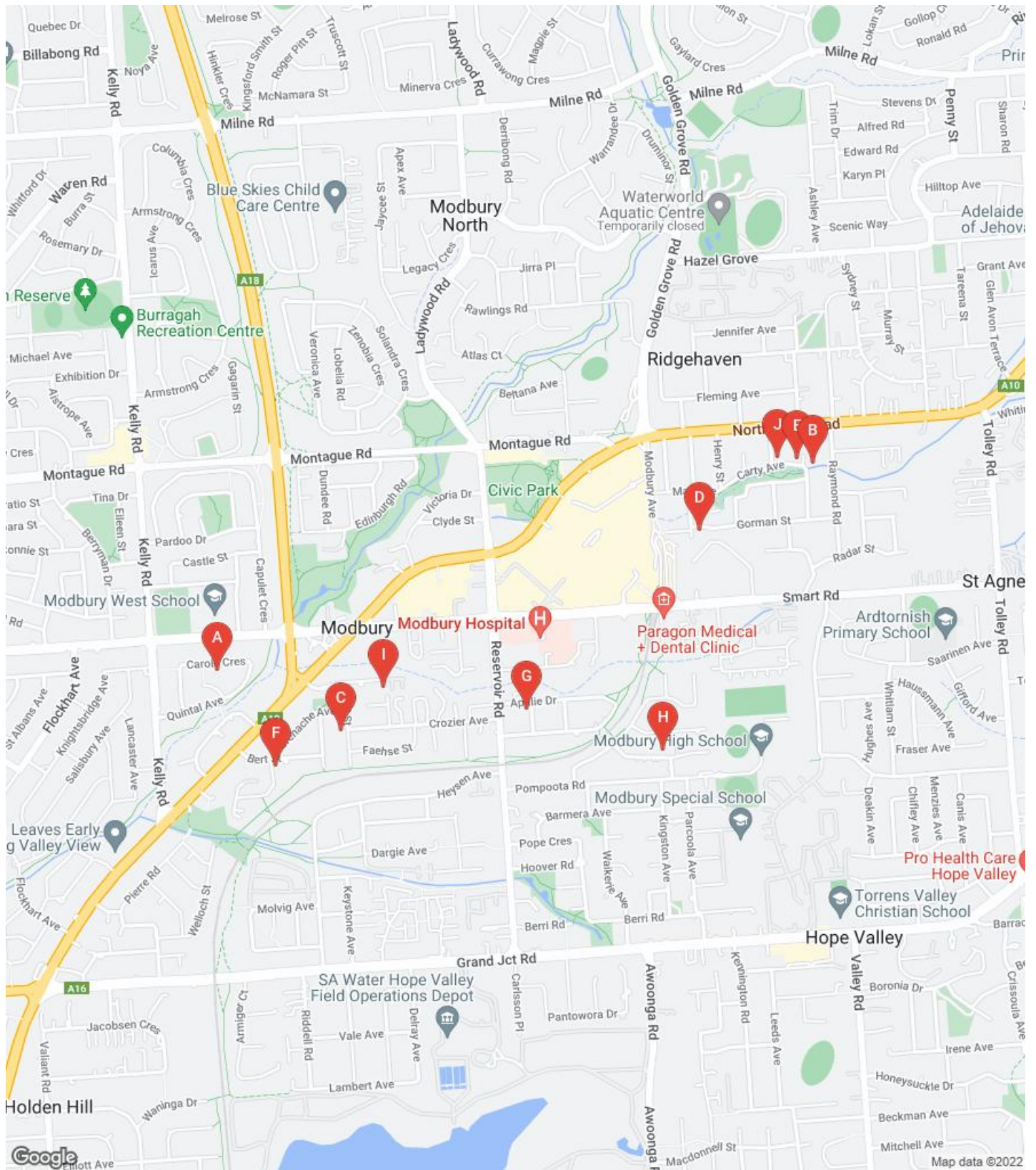


# SALES REPORT

MODBURY 5092

# Sales Map



Prepared on 11/08/2022 by Mark Lands, 0402209563 at Lands Real Estate. © Property Data Solutions Pty Ltd 2022 (pricfinder.com.au)

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# Sales Search Report - Image Report

## Search Criteria

Locality: MODBURY  
 Postcode: 5092

Sale Date: 11/02/2022 to 11/08/2022  
 Sale Price: Any  
 Land Size: More than 600 m<sup>2</sup>  
 Attributes: Any  
 Property Type: Any

## Search Summary

Records: 10

	Price	Days	Area
<b>Lowest</b>	\$ 580,000	42	636 m <sup>2</sup>
<b>Highest</b>	\$ 880,000	144	887 m <sup>2</sup>
<b>Average</b>	\$ 747,350	68	746 m <sup>2</sup>
<b>Median</b>	\$ 735,500	63	698 m <sup>2</sup>



### 23 CAROLE CRES, MODBURY, SA 5092

UBD Ref: Adelaide - 96 D2 3 2 1



Property Type: House  
 Area: 636 m<sup>2</sup> (127 m<sup>2</sup>)  
 Area \$/m<sup>2</sup>: \$912(\$4,567)  
 RPD: AL64//D9992

Sale Price: **\$580,000 (Normal Sale)**  
 Sale Date: 05/05/2022 Days to Sell: **42 Days**  
 Last Price: \$525k Chg %:  
 First Price: \$525k Chg %:

Features: BUILD YR: 1976, WALL TYPE: BRICK, ROOF TYPE: TILED (TERRA COTTA OR CEMENT), STYLE: RANCH, STOREYS: 1, STUDY, IMPROVEMENTS: 6H CP TS



### 19 BRITTEN AVE, MODBURY, SA 5092

UBD Ref: Adelaide - 84 M15 2 1 1



Property Type: House  
 Area: 887 m<sup>2</sup> (102 m<sup>2</sup>)  
 Area \$/m<sup>2</sup>: \$733(\$6,376)  
 RPD: AL20//D6247

Sale Price: **\$650,000 (Normal Sale)**  
 Sale Date: 08/07/2022 Days to Sell: **64 Days**  
 Last Price: Auction \$595,000 Chg %:  
 First Price: Auction \$595,000 Chg %:

Features: BUILD YR: 1965, WALL TYPE: BRICK, ROOF TYPE: TILED (TERRA COTTA OR CEMENT), STYLE: CONVENTIONAL, STOREYS: 1



### 14 LORAL ST, MODBURY, SA 5092

UBD Ref: Adelaide - 96 E3 4 2 1



Property Type: House  
 Area: 694 m<sup>2</sup> (127 m<sup>2</sup>)  
 Area \$/m<sup>2</sup>: \$965(\$5,276)  
 RPD: AL55//D7086

Sale Price: **\$670,000 (Normal Sale)**  
 Sale Date: 31/05/2022 Days to Sell: **54 Days**  
 Last Price: Auction \$550,000 Chg %:  
 First Price: Auction \$550,000 Chg %:

Features: BUILD YR: 1963, WALL TYPE: BRICK, ROOF TYPE: TILED (TERRA COTTA OR CEMENT), STYLE: CONVENTIONAL, STOREYS: 1, IMPROVEMENTS: DISHWASHER,



### 1 GORMAN ST, MODBURY, SA 5092

UBD Ref: Adelaide - 84 K16 3 1 2



Property Type: House  
 Area: 688 m<sup>2</sup> (113 m<sup>2</sup>)  
 Area \$/m<sup>2</sup>: \$1,004(\$6,111)  
 RPD: AL9//D8366

Sale Price: **\$690,500 (Normal Sale)**  
 Sale Date: 05/04/2022 Days to Sell: **76 Days**  
 Last Price: UNDER CONTRACT Chg %:  
 First Price: BEST OFFER by 1 Chg %:

Features: BUILD YR: 1973, WALL TYPE: BRICK, ROOF TYPE: TILED (TERRA COTTA OR CEMENT), STYLE: CONVENTIONAL, STOREYS: 1







## 18 CARTY AVE, MODBURY, SA 5092

UBD Ref: Adelaide - 84 L15



**Property Type:** House  
**Area:** 666 m<sup>2</sup> (158 m<sup>2</sup>)  
**Area \$/m<sup>2</sup>:** \$1,051(\$4,430)  
**RPD:** AL1//D95279

**Sale Price:** **\$700,000 (Normal Sale)**  
**Sale Date:** 08/07/2022 **Days to Sell:** **67 Days**  
**Last Price:** For Sale **Chg %:**  
**First Price:** For Sale **Chg %:**

**Features:** BUILD YR: 1965, WALL TYPE: BRICK, ROOF TYPE: TILED (TERRA COTTA OR CEMENT), STYLE: COLONIAL, STOREYS: 1



## 11 BERT ST, MODBURY, SA 5092

UBD Ref: Adelaide - 96 D3



**Property Type:** House  
**Area:** 691 m<sup>2</sup> (126 m<sup>2</sup>)  
**Area \$/m<sup>2</sup>:** \$1,116(\$6,119)  
**RPD:** AL94//D7086

**Sale Price:** **\$771,000 (Normal Sale)**  
**Sale Date:** 14/06/2022 **Days to Sell:** **62 Days**  
**Last Price:** Auction \$595,000 **Chg %:**  
**First Price:** Auction \$595,000 **Chg %:**

**Features:** BUILD YR: 1963, WALL TYPE: BRICK, ROOF TYPE: TILED (TERRA COTTA OR CEMENT), STYLE: CONVENTIONAL, STOREYS: 1



## 5 APALIE DR, MODBURY, SA 5092

UBD Ref: Adelaide - 96 H3



**Property Type:** House  
**Area:** 703 m<sup>2</sup> (114 m<sup>2</sup>)  
**Area \$/m<sup>2</sup>:** \$1,195(\$7,368)  
**RPD:** AL7//D5813

**Sale Price:** **\$840,000 (Normal Sale)**  
**Sale Date:** 27/05/2022 **Days to Sell:** **144 Days**  
**Last Price:** \$695,000- \$760,000 **Chg %:**  
**First Price:** Auction Price Guide **Chg %:**

**Features:** BUILD YR: 1966, WALL TYPE: BLOCK (INC MT GAMBIER STONE), ROOF TYPE: TILED (TERRA COTTA OR CEMENT), STYLE: CONVENTIONAL, STOREYS: 1



## 14 HARKNESS AVE, MODBURY, SA 5092

UBD Ref: Adelaide - 96 K3



**Property Type:** House  
**Area:** 842 m<sup>2</sup> (132 m<sup>2</sup>)  
**Area \$/m<sup>2</sup>:** \$1,000(\$6,379)  
**RPD:** AL85//D6684

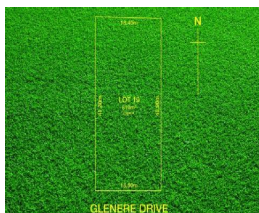
**Sale Price:** **\$842,000 (Normal Sale)**  
**Sale Date:** 09/06/2022 **Days to Sell:** **77 Days**  
**Last Price:** Auction - 9th of April @ **Chg %:**  
**First Price:** Auction - 9th of April @ **Chg %:**

**Features:** BUILD YR: 1975, WALL TYPE: BRICK, ROOF TYPE: TILED (TERRA COTTA OR CEMENT), STYLE: CONVENTIONAL, STOREYS: 1, CLOSE TO SCHOOLS, CLOSE TO



## 19 GLENERE DR, MODBURY, SA 5092

UBD Ref: Adelaide - 96 F2



**Property Type:** Vacant Land  
**Area:** 806 m<sup>2</sup> (120 m<sup>2</sup>)  
**Area \$/m<sup>2</sup>:** \$1,055(\$7,083)  
**RPD:** AL14//D7022

**Sale Price:** **\$850,000 (Normal Sale)**  
**Sale Date:** 09/05/2022 **Days to Sell:** **46 Days**  
**Last Price:** Auction Saturday 9th **Chg %:**  
**First Price:** Auction Saturday 9th **Chg %:**

**Features:** BUILD YR: 1962, WALL TYPE: BRICK, ROOF TYPE: TILED (TERRA COTTA OR CEMENT), STOREYS: 1, IMPROVEMENTS: 7H CP RV SH





14 CARTY AVE, MODBURY, SA 5092

UBD Ref: Adelaide - 84 L15 4 2 2



Property Type: House  
 Area: 845 m<sup>2</sup> (164 m<sup>2</sup>)  
 Area \$/m2: \$1,041(\$5,366)  
 RPD: AL9//F131154

Sale Price: **\$880,000 (Normal Sale)**  
 Sale Date: 26/04/2022 Days to Sell: **47 Days**  
 Last Price: Auction \$690,000 Chg %:  
 First Price: Auction \$690,000 Chg %:

Features: BUILD YR: 1966, WALL TYPE: BRICK, ROOF TYPE: GALVANISED IRON,  
 STYLE: CONTEMPORARY, STOREYS: 1, IMPROVEMENTS: 5H DIR/G SP

