



## Salisbury North

19 Minyara Avenue

CALLING ALL INVESTORS / DEVELOPERS

- Built in 1976
- Allotment of 660sqm
- 21.63 frontage
- 3 bedrooms
- Lounge, Kitchen, Dining
- Fantastic development opportunity for the future.
- 2kw Solar System

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ESTATE DREAMS  
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**(08) 8250 0670**

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**FOR SALE**



**HOUSE** 91 sqm

**LAND** 660 sqm

\*APPROXIMATE



198 Salisbury Highway  
Salisbury Downs SA 5108





## Suburb Summary Profile

The size of Salisbury North is approximately 4 square kilometres. It has 11 parks covering nearly 8% of total area.

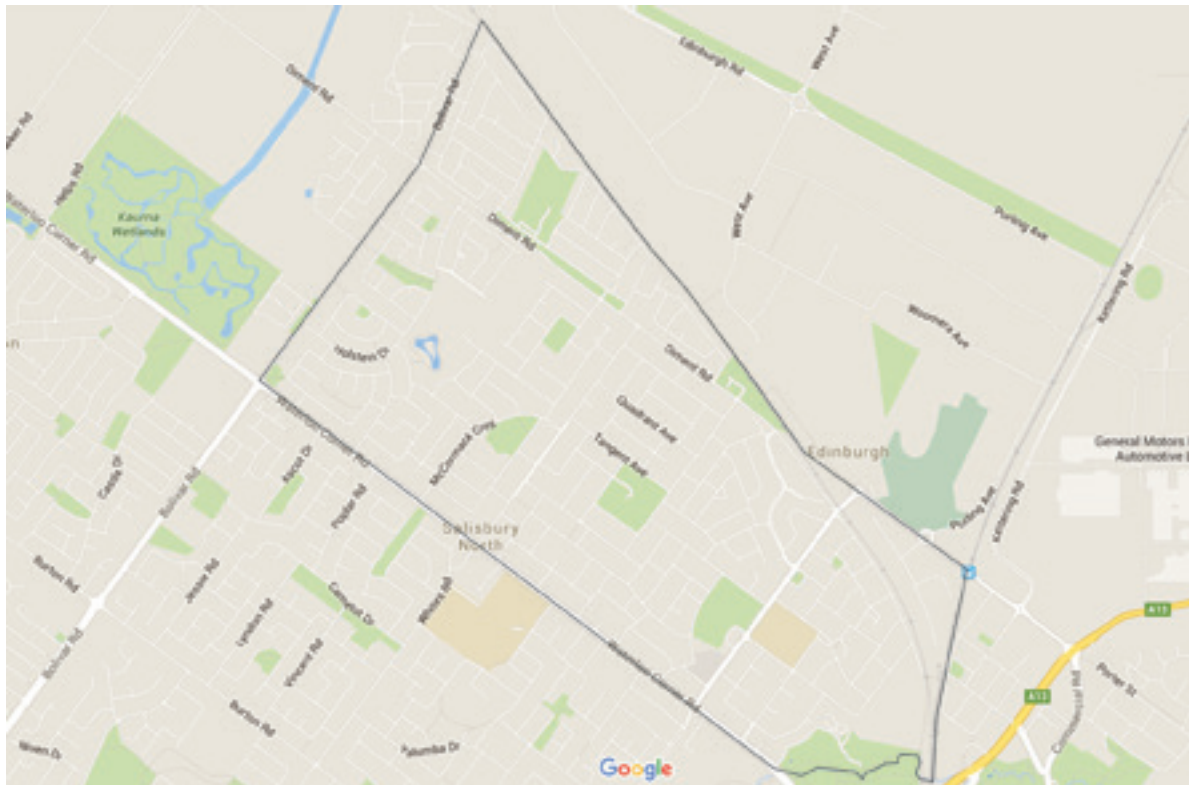
The population of Salisbury North in 2006 was 8,817 people. By 2011 the population was 9,269 showing a population growth of 5% in the area during that time. The predominant age group in Salisbury North is 0-14 years.

Households in Salisbury North are primarily couples with children and are likely to be repaying between \$1000 - \$1400 per month on mortgage repayments.

In general, people in Salisbury North work in a non-specific occupation.

In 2006, 59.5% of the homes in Salisbury North were owner-occupied compared with 58.3% in 2011.

Currently the median sales price of houses in the area is 255,000.



### AREAS OF INTEREST

- Perry Street Reserve
- Salisbury Soccer Club
- Kaurna Wetlands
- Burton Park Football Centre

### SUPERMARKETS & SHOPPING CENTRES

- Woolworth Springbank Plaza
- Parabanks Shopping Centre
- Woolworths Paralowie
- Hollywood Plaza Shopping Centre

### DISTANCES

Adelaide	36 min	24.1 km
The Parade	32 min	24.2 km
Tea Tree Plaza Interchange	25 min	15.5 km
Port Adelaide	22 min	21.2 km

### EDUCATION

- Lake Windemere School
- Paralowie R-12 School
- Salisbury North R-7 Primary Dchool
- Bowden Brompton Community School

## Comparative Sold Properties

	<b>12 Danina Drive Salisbury North SA 5108</b> Sold Price: \$250,000 Sold Date: 12 Jul 2016 Category: House Lot Plan: 352/D9696 SALISBURY NORTH SA	 Distance: 0.52km Eq. Building Area: 124.0m²
	<b>10 Marti Street Salisbury North SA 5108</b> Sold Price: \$271,000 Sold Date: 28 Sep 2016 Category: House Lot Plan: 119/D10070 SALISBURY NORTH SA	 Distance: 0.64km Eq. Building Area: 112.0m²
	<b>17 Tangent Avenue Salisbury North SA 5108</b> Sold Price: \$247,000 Sold Date: 2 Jun 2016 Category: House Lot Plan: 178/D4886 SALISBURY NORTH SA	 Distance: 0.79km Eq. Building Area: 138.0m²
	<b>1 Timani Court Salisbury North SA 5108</b> Sold Price: \$248,000 Sold Date: 28 Oct 2016 Category: House Lot Plan: 157/D10067 SALISBURY NORTH SA	 Distance: 0.63km Eq. Building Area: 132.0m²

## Comparative Rental Properties

	<b>14 Uranbo Street Salisbury North SA 5108</b> First Rental Price: \$270/W Current Rental Price: \$270/W First Listed Date: 19 Sep 2016 Current Listed Date: 5 Oct 2016	 Eq. Building Area: 103.0m² Category: House Distance: 0.45km
	<b>28 Diruwa Drive Salisbury North SA 5108</b> First Rental Price: \$270/W Current Rental Price: \$270/W First Listed Date: 4 Jul 2016 Current Listed Date: 8 Aug 2016	 Eq. Building Area: 112.0m² Category: House Distance: 0.56km
	<b>25 Harrow Crescent Salisbury North SA 5108</b> First Rental Price: \$270/W Current Rental Price: \$250/W First Listed Date: 10 May 2016 Current Listed Date: 23 Jun 2016	 Eq. Building Area: 83.0m² Category: House: Duplex Distance: 0.50km
	<b>5 Oronga Street Salisbury North SA 5108</b> First Rental Price: \$270/W Current Rental Price: \$270/W First Listed Date: 7 Sep 2016 Current Listed Date: 29 Sep 2016	 Eq. Building Area: 98.0m² Category: House Distance: 0.45km

Information provided by RP Data

Median Sale Price			
Period	YEAR 2014	YEAR 2015	YEAR 2016
	Median Price	Median Price	Median Price
January	\$215,000	\$252,500	\$264,000
February	\$250,000	\$261,000	\$250,000
March	\$225,000	\$237,500	\$266,000
April	\$228,500	\$257,000	\$235,000
May	\$272,500	\$240,000	\$230,400
June	\$272,500	\$250,000	\$268,250
July	\$254,000	\$255,000	\$220,000
August	\$275,000	\$248,000	\$264,250
September	\$237,000	\$247,500	\$256,500
October	\$265,000	\$262,000	\$255,000
November	\$254,000	\$250,000	\$0
December	\$290,000	\$253,000	\$0



19 MINYARA AVENUE, SALISBURY NORTH  
 APPROX. GROSS INTERNAL FLOOR AREA 91 SQ M  
 BLOCK SIZE 651 SQ M



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**LUKASZ JAWOREK**  
 PRINCIPAL

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