



## Mawson Lakes

103 Elder Drive

**FOR SALE**



**THE ABSOLUTE BEST A 2 BEDROOM APARTMENT COULD OFFER**

- Open-plan living areas leading to balconies with exciting views
- Modern kitchen with Caesar Stone bench tops, gas cook-tops and dishwasher
- 2-Pak cabinets throughout
- Built-ins in both spacious bedrooms
- Reverse cycle ducted air conditioning
- 2.7m high ceilings

**MAKING REAL  
ESTATE DREAMS  
ATTAINABLE**

**(08) 8250 0670**

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198 Salisbury Highway  
Salisbury Downs SA 5108



## Suburb Summary Profile

The size of Mawson Lakes is approximately 6 square kilometres.

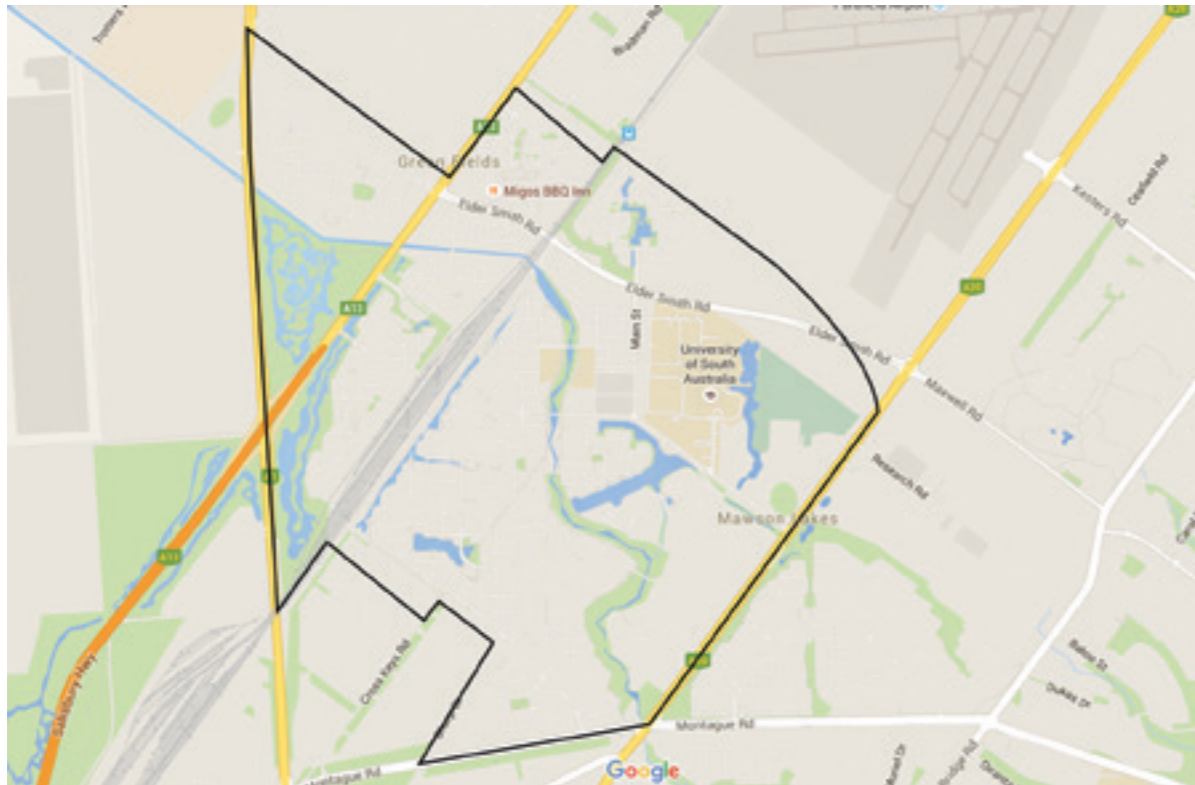
The population of Mawson Lakes in 2006 was 5,249 people. By 2011 the population was 10,867 showing a population growth of 107% in the area during that time.

The predominant age group in Mawson Lakes is 25-34 years.

Households in Mawson Lakes are primarily couples with children and are likely to be repaying between \$1800 - \$2400 per month on mortgage repayments. In general, people in Mawson Lakes work in a Professional occupation.

In 2006, 72.7% of the homes in Mawson Lakes were owner-occupied compared with 63.4% in 2011.

Currently the median sales price of houses in the area is 490,000.



### AREAS OF INTEREST

Dry Creek Drainage Reserve  
 Cascade Village Reserve  
 Elder Drive Reserve  
 Greenfield Wetland

### DISTANCES

City	25 min	15.2 km
Tea Tree Plaza Interchange	18 min	12.5 km
The Parade, Norwood	24 min	15.3 km
Port Adelaide	12 min	12.3 km

### SUPERMARKETS & SHOPPING CENTRES

Woolworths Mawson Lakes  
 Parafield Gardens IGA Fresh  
 World Asian Grocery Parafield Gardens  
 Ingle Farm Shopping Centre

### EDUCATION

Mawson Lakes School  
 Karrendi Primary School  
 Parafield Gardens R-7 School  
 Parafield Gardens High School

## Comparative Sold Properties

	<b>404/1-5 Euston Walk Mawson Lakes SA 5095</b> Sold Price: \$295,000 Sold Date: 6 Oct 2015 Category: Unit: Highrise Lot Plan: FL404/C24591 MAWSON LAKES SA		Distance: 0.73km Eq. Building Area: 105.0m2
	<b>9/103 Elder Drive Mawson Lakes SA 5095</b> Sold Price: \$309,000 Sold Date: 24 Aug 2015 Category: Unit Lot Plan: FL9/C27460 MAWSON LAKES SA		Distance: 0.01km Eq. Building Area: 82.0m2
	<b>305/42-48 Garden Terrace Mawson Lakes SA 5095</b> Sold Price: \$285,000 Sold Date: 18 Dec 2015 Category: Unit Lot Plan: FL305/C25127 MAWSON LAKES SA		Distance: 0.70km Eq. Building Area: 75.0m2
	<b>19/18 Main Street Mawson Lakes SA 5095</b> Sold Price: \$300,000 Sold Date: 22 Dec 2015 Category: Unit: Standard Lot Plan: FL19/C24351 MAWSON LAKES SA		Distance: 0.99km Eq. Building Area: 85.0m2

## Comparative Rental Properties

	<b>25/32-36 Riverside Street Mawson Lakes SA 5095</b> First Rental Price: \$310/W Current Rental Price: \$310/W First Listed Date: 8 Feb 2016 Current Listed Date: 29 Feb 2016		Eq. Building Area: 68.0m2 Category: Unit Distance: 0.07km
	<b>105/102 Elder Drive Mawson Lakes SA 5095</b> First Rental Price: \$320/W Current Rental Price: \$320/W First Listed Date: 10 Jun 2016 Current Listed Date: 24 Jun 2016		Eq. Building Area: 72.0m2 Category: Unit Distance: 0.08km
	<b>11/103 Elder Drive Mawson Lakes SA 5095</b> First Rental Price: \$310/W Current Rental Price: \$295/W First Listed Date: 14 Jan 2016 Current Listed Date: 15 Mar 2016		Eq. Building Area: 74.0m2 Category: Unit Distance: 0.01km
	<b>10/99 Elder Drive Mawson Lakes SA 5095</b> First Rental Price: \$310/W Current Rental Price: Not Disclosed First Listed Date: 16 Dec 2015 Current Listed Date: 31 Mar 2016		Eq. Building Area: Category: Unit: Standard Distance: 0.05km

Information provided by RP Data

Median Sale Price			
	YEAR 2014	YEAR 2015	YEAR 2016
Period	Median Price	Median Price	Median Price
January	\$549,000	\$417,000	\$442,000
February	\$480,000	\$460,000	\$457,000
March	\$482,500	\$503,750	\$470,000
April	\$425,000	\$415,000	\$482,000
May	\$415,000	\$471,000	\$490,000
June	\$402,500	\$502,000	\$0
July	\$442,750	\$439,000	\$0
August	\$465,000	\$485,000	\$0
September	\$480,000	\$435,000	\$0
October	\$472,500	\$493,500	\$0
November	\$410,000	\$450,000	\$0
December	\$465,000	\$433,500	\$0

# TWELVE ON ELDER

## 12 APARTMENTS



**Apartments Available**  
**1st Floor: 1, 2, 3, 4**  
**2nd Floor: 1, 2**



**Second Floor Apartment 1**  
**As shown in the ad**

AREAS:

LIVING 66.77

BALCONY 20.20

**TOTAL 86.97sq.m.**

THIS IS A PRELIMINARY DRAWING ONLY AND MAY BE SUBJECT TO ALTERATION AT THE DEVELOPER'S DISCRETION IN ACCORDANCE WITH THE TERMS OF THE CONTRACT.



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**ATTAINABLE**



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