



Paralowie

15 Tracey Avenue

A PLACE TO CALL HOME

- Built in 1988
- 3 bedrooms, master with separate dressing area/parents retreat/study
- 2 living areas
- Undercover entertaining area with outside toilet
- Fruit trees
- Gas heating
- Evaporative air-conditioning throughout

FOR SALE



HOUSE 115 sqm
LAND 585 sqm
COUNCIL \$1050 /annum
*APPROXIMATE

**MAKING REAL
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(08) 8250 0670

www.attainablerealestate.com.au
info@attainablerealestate.com.au
RLA 257713 | ABN 83 417 369 524



198 Salisbury Highway
Salisbury Downs SA 5108



Suburb Summary Profile

The size of Paralowie is approximately 7 square kilometres. It has 26 parks covering nearly 9% of total area.

The population of Paralowie in 2006 was 15,302 people. By 2011 the population was 15,867 showing a population growth of 3% in the area during that time.

The predominant age group in Paralowie is 0-14 years.

Households in Paralowie are primarily couples with children and are likely to be repaying between \$1400 - \$1800 per month on mortgage repayments. In general, people in Paralowie work in a non-specific occupation.

In 2006, 76.8% of the homes in Paralowie were owner-occupied compared with 74.8% in 2011.

Currently the median sales price of houses in the area is 277,500.



AREAS OF INTEREST

- Lukin Avenue Reserve
- Fairbanks Drive Reserve
- Pontian Eagles Soccer Club
- Yalumba Drive Reserve

SUPERMARKETS & SHOPPING CENTRES

- Springbank Plaza
- Paralowie Shopping Centre
- Woolworths Paralowie
- Foodland Salisbury North

DISTANCES

Adelaide	30 min	21.0 km
Salisbury Interchange	9 min	4.1 km
The Parade	29 min	21.1 km
Port Adelaide	18 min	18.1 km

EDUCATION

- Paralowie R-12 School
- Temple Christian College
- Riverdale Primary School
- Lake Windemere School

Comparative Sold Properties

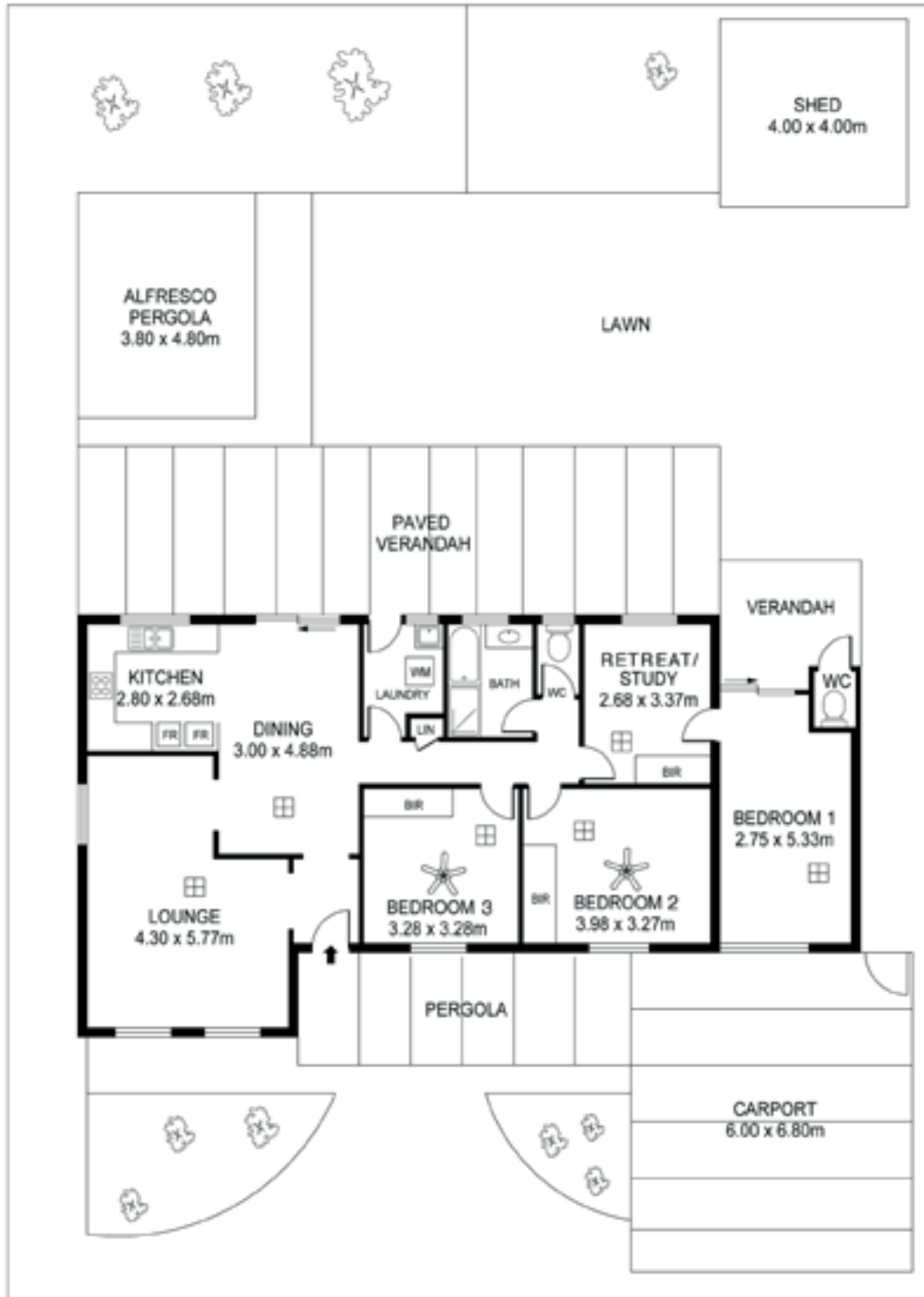
	5 Banff Street Burton SA 5110 Sold Price: \$310,000 Sold Date: 20 Apr 2016 Category: House Lot Plan: 41/D58155 BURTON SA	 Distance: 0.76km Eq. Building Area: 135.0m2
	22 Enterprise Road Paralowie SA 5108 Sold Price: \$315,000 Sold Date: 8 Jul 2016 Category: House Lot Plan: 27/D19454 PARALOWIE SA	 Distance: 0.72km Eq. Building Area: 105.0m2
	26 Pine View Drive Paralowie SA 5108 Sold Price: \$320,000 Sold Date: 22 Jul 2016 Category: House Lot Plan: 12/D50528 PARALOWIE SA	 Distance: 0.64km Eq. Building Area: 255.0m2
	15 Wanita Court Paralowie SA 5108 Sold Price: \$320,000 Sold Date: 15 Apr 2016 Category: House Lot Plan: 15/D30538 PARALOWIE SA	 Distance: 0.37km Eq. Building Area: 112.0m2

Comparative Rental Properties

	17 Pine View Drive Paralowie SA 5108 First Rental Price: \$300/W Current Rental Price: \$290/W First Listed Date: 6 Nov 2015 Current Listed Date: 10 Feb 2016	 Eq. Building Area: 130.0m2 Category: House Distance: 0.68km
	32 Reynolds Drive Paralowie SA 5108 First Rental Price: \$300/W Current Rental Price: \$300/W First Listed Date: 4 Jan 2016 Current Listed Date: 17 Feb 2016	 Eq. Building Area: Category: House Distance: 0.54km
	5 Newman Avenue Paralowie SA 5108 First Rental Price: \$290/W Current Rental Price: \$290/W First Listed Date: 18 Feb 2016 Current Listed Date: 7 Mar 2016	 Eq. Building Area: 125.0m2 Category: House Distance: 0.43km
	16 Newman Avenue Paralowie SA 5108 First Rental Price: \$310/W Current Rental Price: \$290/W First Listed Date: 21 Jan 2016 Current Listed Date: 2 Mar 2016	 Eq. Building Area: 95.0m2 Category: House Distance: 0.44km

Information provided by RP Data

Median Sale Price			
	YEAR 2014	YEAR 2015	YEAR 2016
Period	Median Price	Median Price	Median Price
January	\$277,000	\$282,000	\$327,500
February	\$289,000	\$306,000	\$292,500
March	\$260,000	\$290,000	\$300,000
April	\$282,500	\$290,000	\$285,000
May	\$269,500	\$276,500	\$285,000
June	\$279,000	\$272,000	\$277,500
July	\$311,500	\$280,000	\$0
August	\$291,000	\$258,500	\$0
September	\$291,500	\$270,000	\$0
October	\$295,000	\$255,000	\$0
November	\$295,000	\$268,500	\$0
December	\$300,000	\$275,250	\$0



15 TRACEY AVENUE, PARALOWIE
 APPROX. GROSS INTERNAL FLOOR AREA 115 SQ M



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TOBIE HERBERT
 SALES ASSOCIATE TO LUKASZ JAWOREK

0437 901 563
 tobie@attainablerealestate.com.au



LUKASZ JAWOREK
 DIRECTOR OF SALES AND MARKETING

0455 229 646
 lukasz@attainablerealestate.com.au