



Salisbury

1 Coxfield Court

CALLING ALL BUYERS

- Brick Veneer
- Ready for sub-division (STCC)
- Potential rental of \$320-\$350 per week
- Rumpus
- Reverse Cycle Split system Air-conditioning plus ducted Evaporative
- Undercover car park space for up to 6 cars
- Established Gardens

AUCTION
10TH DEC 2016



HOUSE 98 sqm
LAND 1143 sqm

*APPROXIMATE

**MAKING REAL
ESTATE DREAMS
ATTAINABLE**

(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 Salisbury is approximately 5 square kilometres. It has 17 parks covering nearly 6% of total area.

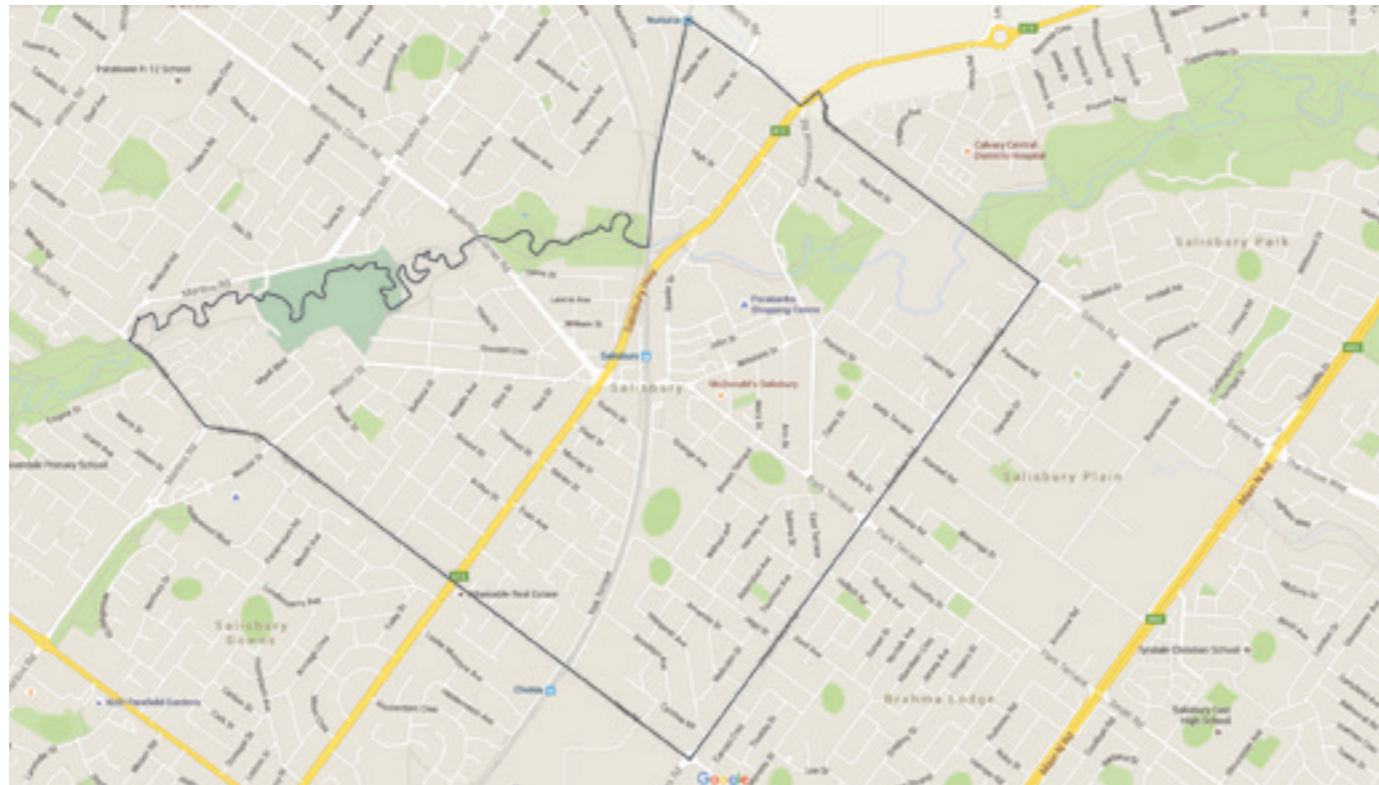
The population of Salisbury in 2006 was 6,850 people. By 2011 the population was 7,551 showing a population growth of 10% in the area during that time. The predominant age group in Salisbury is 0-14 years.

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

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

In 2006, 59.4% of the homes in Salisbury were owner-occupied compared with 53.6% in 2011.

Currently the median sales price of houses in the area is 266,000.



AREAS OF INTEREST

Chidda Railway Station
Salisbury Downs Oval
Roper Street Reserve
Woodfield Drive Reserve

DISTANCES

Adelaide	31 min	19.2 km
Tea Tree Plaza Interchange	17 min	10.7 km
The Parade	29 min	19.3 km
Port Adelaide	18 min	16.4 km

SUPERMARKETS & SHOPPING CENTRES

Hollywood Plaza Shopping Centre
Coles Supermarket Hollywood Plaza
Parabanks Shopping Centre
ALDI Parafield Gardens

EDUCATION

Salisbury Downs Primary School
St Augustine's Parish School
Brahma Lodge Primary School
Parafield Gardens High School

Comparative Sold Properties

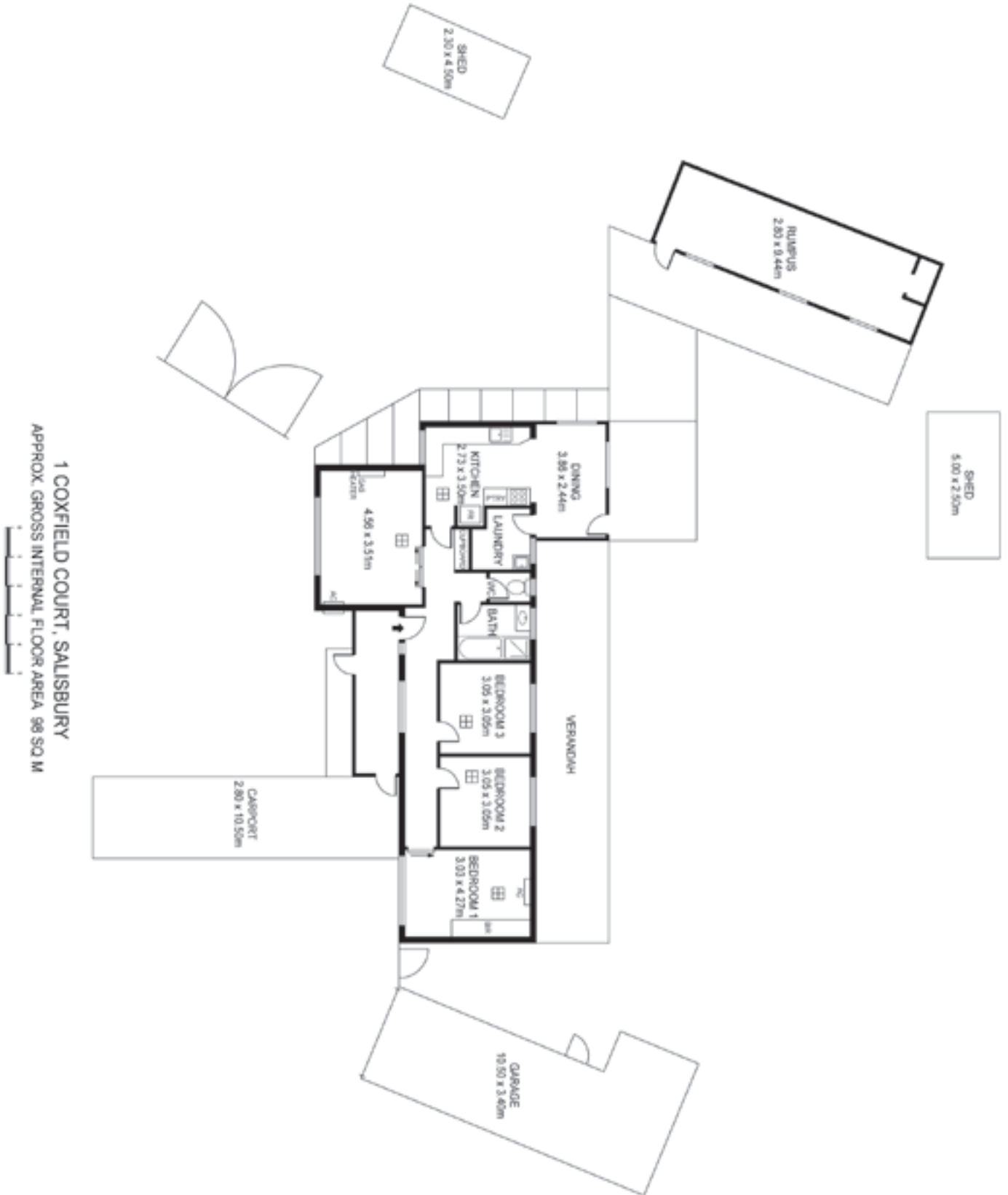
	55 Goodall Crescent Salisbury SA 5108 Sold Price: \$545,000 Sold Date: 8 May 2015 Category: House Lot Plan: 128/D6125 SALISBURY SA	 Distance: 0.99km Eq. Building Area: 252.0m2
	10 Evan Avenue Salisbury SA 5108 Sold Price: \$371,000 Sold Date: 13 Nov 2015 Category: House Lot Plan: 14/F113496 SALISBURY SA	 Distance: 0.39km Eq. Building Area: 130.0m2
	11 Mayo Crescent Salisbury Downs SA 5108 Sold Price: \$347,500 Sold Date: 13 Nov 2015 Category: House Lot Plan: 174/D6137 SALISBURY DOWNS SA	 Distance: 0.57km Eq. Building Area: 125.0m2
	15 Para Street Salisbury SA 5108 Sold Price: \$336,500 Sold Date: 20 Jan 2016 Category: House Lot Plan: 41/D3263 SALISBURY SA	 Distance: 0.66km Eq. Building Area: 137.0m2

Comparative Rental Properties

	21 Winzor Street Salisbury SA 5108 First Rental Price: \$375/W Current Rental Price: \$375/W First Listed Date: 4 Nov 2016 Current Listed Date: 7 Nov 2016	 Eq. Building Area: Category: House Distance: 0.86km
	12 Murray Street Salisbury SA 5108 First Rental Price: \$380/W Current Rental Price: \$380/W First Listed Date: 16 Aug 2016 Current Listed Date: 24 Aug 2016	 Eq. Building Area: 60.0m2 Category: House Distance: 0.64km
	12 Murray Street Salisbury SA 5108 First Rental Price: \$380/W Current Rental Price: \$380/W First Listed Date: 16 Aug 2016 Current Listed Date: 24 Aug 2016	 Eq. Building Area: 60.0m2 Category: House Distance: 0.64km
	30 Brooklyn Avenue Salisbury SA 5108 First Rental Price: \$320/W Current Rental Price: \$300/W First Listed Date: 8 Apr 2016 Current Listed Date: 7 Jul 2016	 Eq. Building Area: 94.0m2 Category: House Distance: 0.81km

Information provided by RP Data

Median Sale Price			
Period	YEAR 2014	YEAR 2015	YEAR 2016
	Median Price	Median Price	Median Price
January	\$257,500	\$245,000	\$290,500
February	\$320,500	\$284,500	\$276,000
March	\$238,000	\$266,000	\$350,000
April	\$250,000	\$297,000	\$275,000
May	\$270,000	\$301,000	\$315,500
June	\$267,500	\$270,000	\$290,000
July	\$315,000	\$254,000	\$289,500
August	\$270,000	\$290,000	\$306,250
September	\$272,000	\$332,500	\$274,000
October	\$301,000	\$270,000	\$266,000
November	\$300,000	\$325,500	\$0
December	\$310,000	\$235,000	\$0



MAKING REAL ESTATE DREAMS
ATTAINABLE



LUKASZ JAWOREK
 PRINCIPAL

0455 229 646
 lukasz@attainablerealestate.com.au

www.attainablerealestate.com.au

RLA 257713 | ABN 83 417 369 524