

Suburb Profile Report



Colonel Light Gardens SA 5041

Prepared on: 09 August 2019

Prepared by: Christos Raptis

Phone: 0407 836 954

Email: christos@raptisrealestate.com.au

COLONEL LIGHT


6.3km

Distance from GPO


3.4k

Population

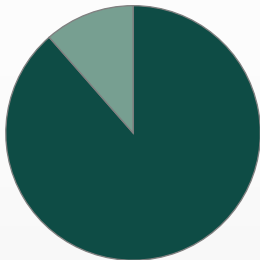
↑1.6%

5 year population change

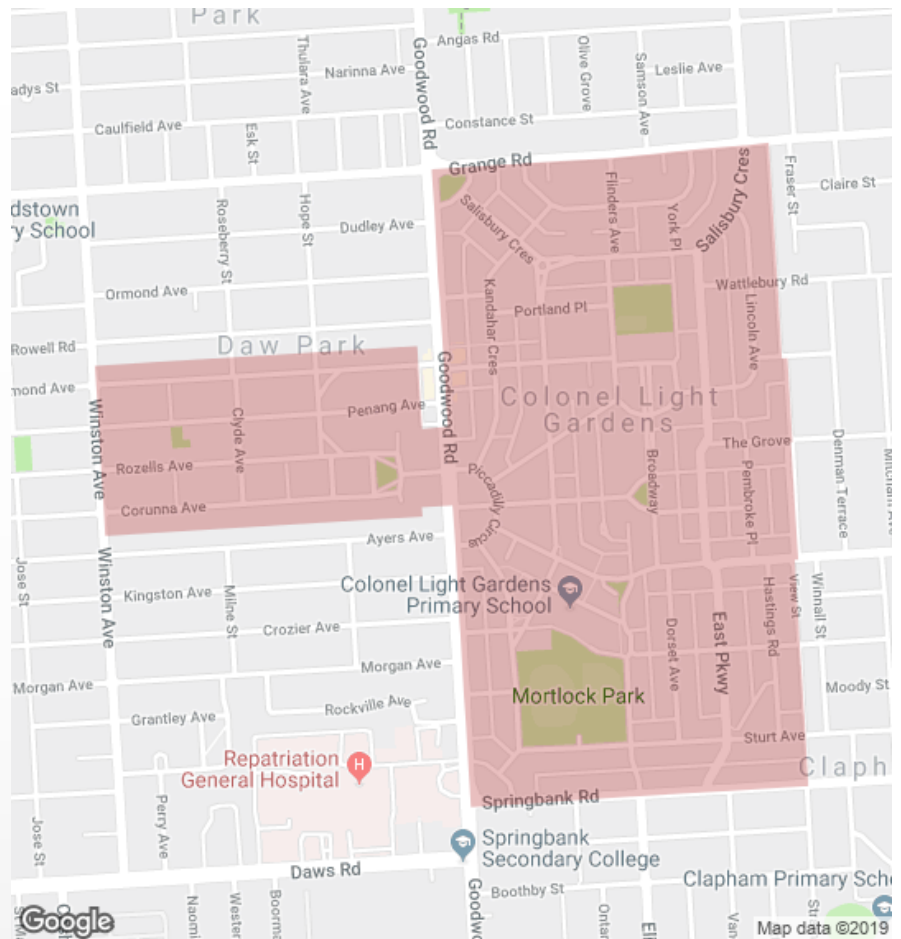

-

Average length of ownership

11%



89%

 Owner Occupiers
 Renters


The size of Colonel Light Gardens is approximately 1.5 square kilometres. It has 7 parks covering nearly 6.1% of total area. The population of Colonel Light Gardens in 2011 was 3,311 people. By 2016 the population was 3,365 showing a population growth of 1.6% in the area during that time. The predominant age group in Colonel Light Gardens is 40-49 years. Households in Colonel Light Gardens are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Colonel Light Gardens work in a professional occupation. In 2011, 86% of the homes in Colonel Light Gardens were owner-occupied compared with 85.8% in 2016. Currently the median sales price of houses in the area is \$765,000.



Total dwellings



Total new listings*



Median Value



Total number currently listed


1,127
45
\$731,754
4

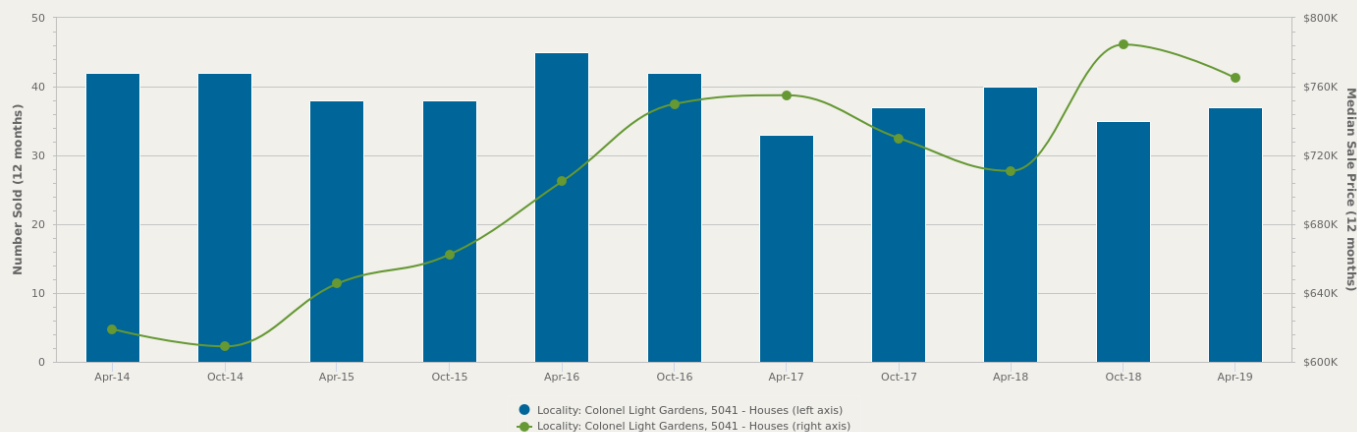
22
-
-
0

*Total number of unique properties listed for sale over the past 12 months.

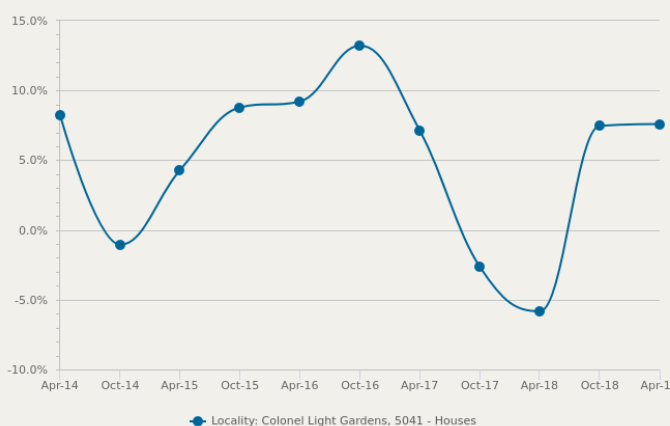


HOUSES: FOR SALE

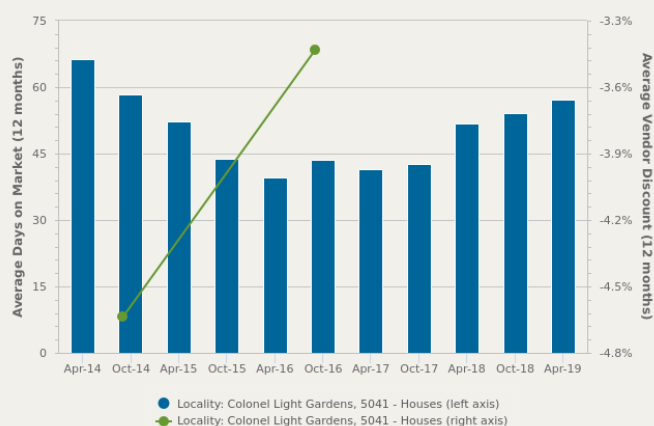
Number Sold vs. Median Sale Price



Change in Median Price



Average Days on Market vs. Average Vendor Discount



\$\$\$

Upper Quartile Price*

\$835,000

The 75th percentile sale price of sales over the past 12 months within the suburb.

\$\$

Median Price*

\$765,000

The middle sale price of all transactions recorded over the past 12 months within the suburb. Note that sale prices lower than \$10,000 and higher than \$80,000,000 are excluded from the analysis.

\$

Lower Quartile Price*

\$652,000

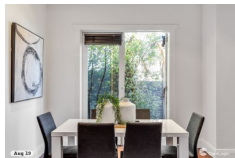
The 25th percentile sale price of sales over the past 12 months within the suburb.

**Statistics are calculated over a rolling 12 month period*



HOUSES: MARKET ACTIVITY SNAPSHOT

ON THE MARKET



**483 Goodwood Road
Colonel Light Gardens SA**

Listed on 07 Aug 2019
\$550,000 - \$575,000



**77 Grange Road Colonel
Light Gardens SA 5041**

Sold on 12 Apr 2019
\$618,000

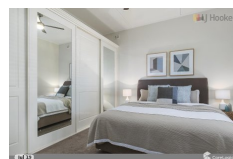


**77 Grange Road Colonel
Light Gardens SA 5041**

Sold on 16 Mar 2019
\$618,000*



There are no 3 bedroom Houses on the market in this suburb



**54 Richmond Avenue
Colonel Light Gardens SA**

Sold on 03 Aug 2019
\$850,000*



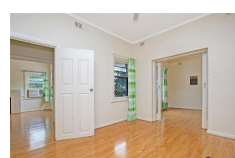
**66 Sturt Avenue Colonel
Light Gardens SA 5041**

Sold on 15 Jul 2019
\$722,000



**12 Richmond Avenue
Colonel Light Gardens SA**

Listed on 06 Aug 2019
[Contact Agent](#)



**523 Goodwood Road
Colonel Light Gardens SA**

Listed on 26 Jul 2019
[Expressions of Interest - Price Guide \\$595,000](#)



**34 Richmond Avenue
Colonel Light Gardens SA**

Sold on 19 Jul 2019
\$836,500



**29 Hastings Road Colonel
Light Gardens SA 5041**

Sold on 28 Jun 2019
\$960,000

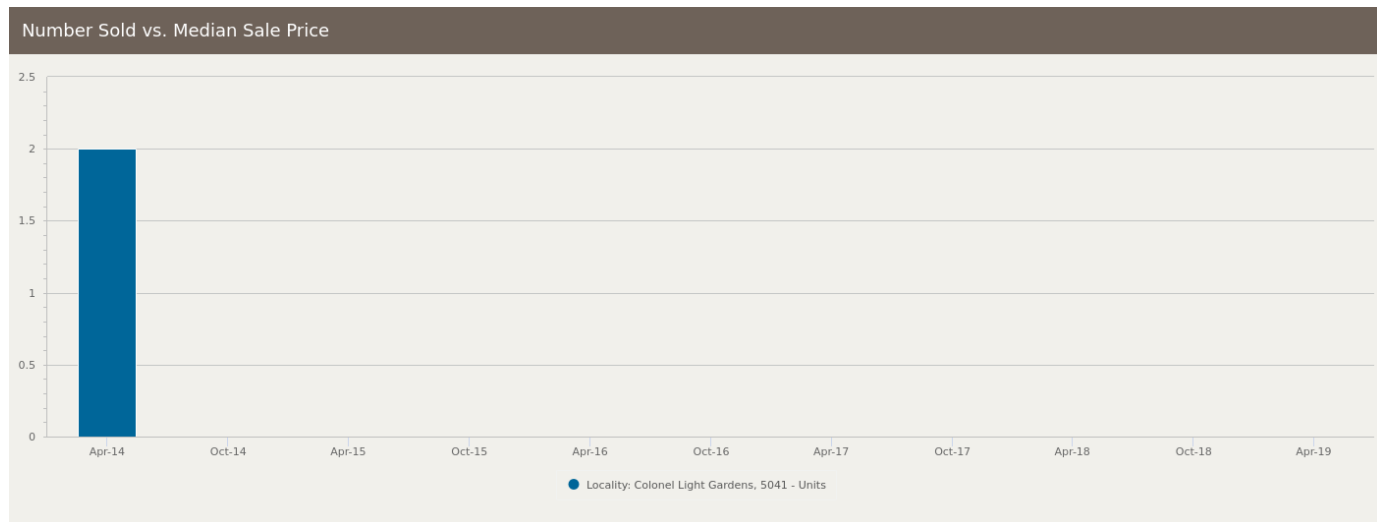


= number of houses currently On the Market or Sold within the last 6 months

*Agent advised



UNITS: FOR SALE





UNITS: MARKET ACTIVITY SNAPSHOT

ON THE MARKET



There are no 1 bedroom Units on the market in this suburb

RECENTLY SOLD



There are no recently sold 1 bedroom Units in this suburb



There are no 2 bedroom Units on the market in this suburb



There are no recently sold 2 bedroom Units in this suburb



There are no 3 bedroom Units on the market in this suburb



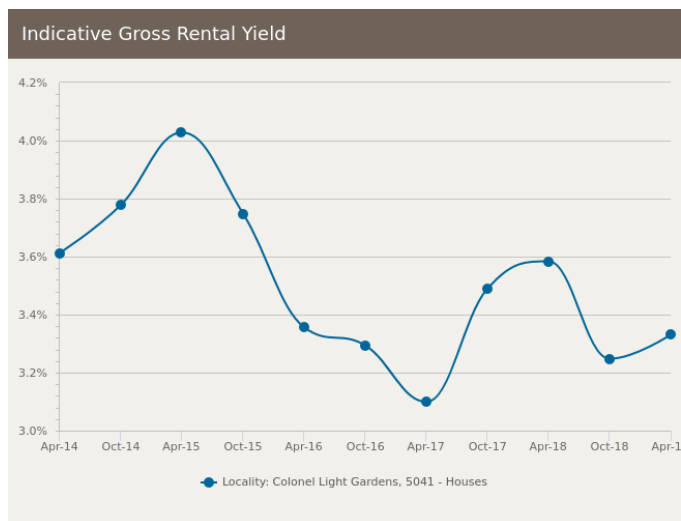
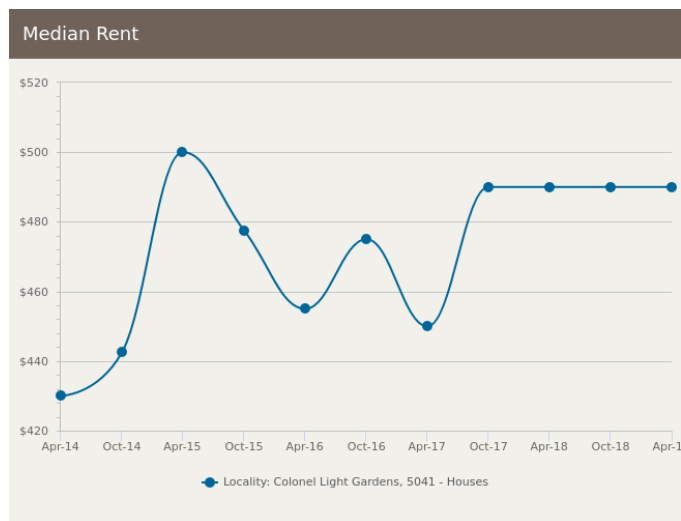
There are no recently sold 3 bedroom Units in this suburb



= number of units currently On the Market or Sold within the last 6 months



HOUSES: FOR RENT



HOUSES: RENTAL ACTIVITY SNAPSHOT

FOR RENT





59 West Parkway Colonel Light Gardens SA 5041
Listed on 16 Jul 2019
\$490/W









55 Salisbury Crescent Colonel Light Gardens SA
Listed on 24 Jul 2019
\$750/W








16 Salisbury Crescent Colonel Light Gardens SA
Listed on 20 Jul 2019
\$400/W
















1A Freeling Crescent Colonel Light Gardens SA
Listed on 06 Aug 2019
\$395/W



9 Richmond Avenue Colonel Light Gardens SA 5041
Listed on 06 Aug 2019
\$420/W



= number of houses observed as On the Market for Rent within the last month



UNITS: FOR RENT



UNITS: RENTAL ACTIVITY SNAPSHOT

FOR RENT

 0

 1
BEDROOMS

There are no 1 bedroom Units for rent in this suburb

 0

 2
BEDROOMS

There are no 2 bedroom Units for rent in this suburb

 0

 3
BEDROOMS

There are no 3 bedroom Units for rent in this suburb



= number of units observed as On the Market for Rent within the last month

► DISCLAIMER

CoreLogic Disclaimer

Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

The listing prices shown represent the first and last listing price CoreLogic recorded in the advertising campaign for the property. In some instances we may have derived the price from the advertisement text. Where we have been unable to derive the price from the advertisement text (for example "Auctions"), the discount calculations will be unavailable.

Census statistics are provided by the Australian Bureau of Statistics (ABS) available at <http://www.abs.gov.au/> under Creative Commons Attribution 2.5 (<http://creativecommons.org/licenses/by/2.5/au/legalcode>).

State Government Copyright Notice and Disclaimer

SA - © 2019 Copyright in this information belongs to the South Australian Government and the South Australian Government does not accept any responsibility for the accuracy or completeness of the information or its suitability for purpose.

Publisher

RP Data Pty Ltd trading as CoreLogic Asia Pacific
ABN 67 087 759 171
P: 1300 734 318
E: support@corelogic.com.au