

# Suburb Profile Report



## Daw Park SA 5041

Prepared on: 09 August 2019

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## DAW PARK



**6.4km**

Distance from GPO



**2.7k**

Population

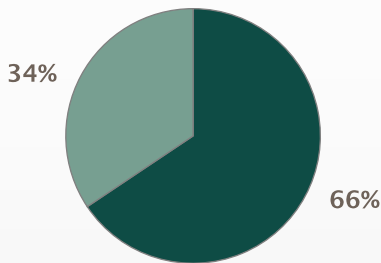
**↑10.2%**

5 year population change

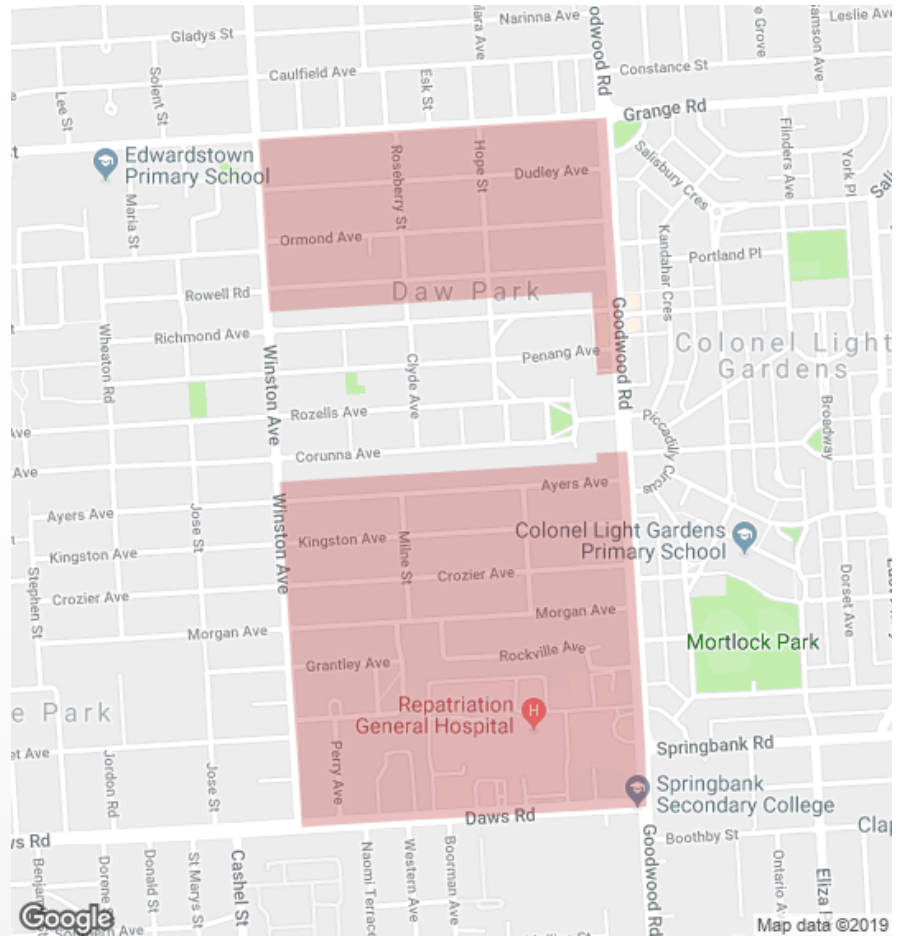


**11 years**

Average length of ownership



■ Owner Occupiers
 ■ Renters



The size of Daw Park is approximately 1 square kilometres. It has 1 park covering nearly 0.5% of total area. The population of Daw Park in 2011 was 2,440 people. By 2016 the population was 2,689 showing a population growth of 10.2% in the area during that time. The predominant age group in Daw Park is 40-49 years. Households in Daw Park are primarily couples with children and are likely to be repaying \$1000 - \$1399 per month on mortgage repayments. In general, people in Daw Park work in a professional occupation. In 2011, 65.5% of the homes in Daw Park were owner-occupied compared with 64.2% in 2016. Currently the median sales price of houses in the area is \$660,500.



Total dwellings



Total new listings\*



Median Value



Total number currently listed



**791**

**51**

**\$673,178**

**6**



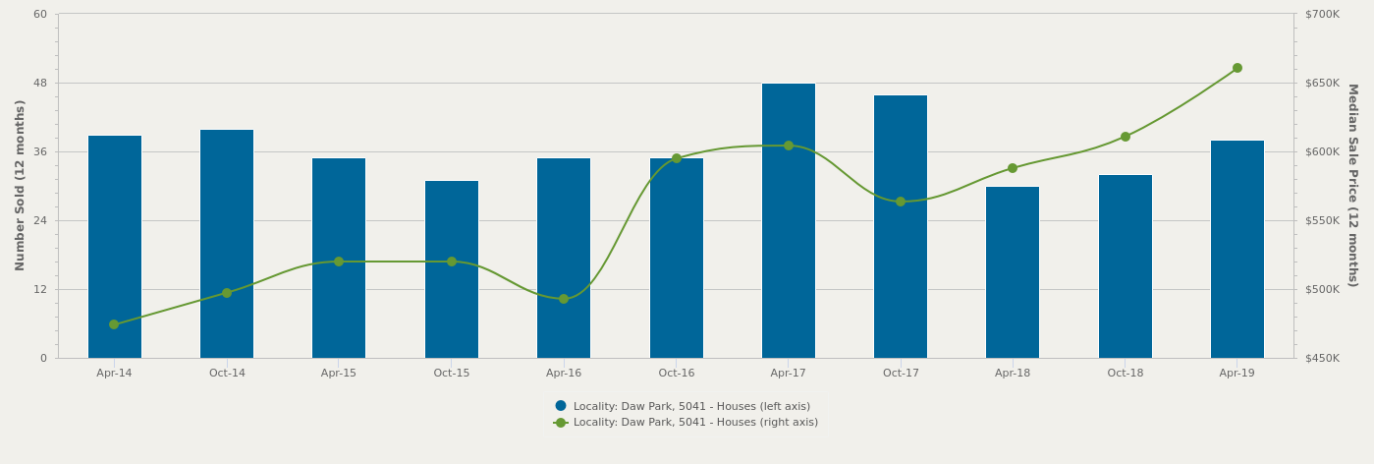
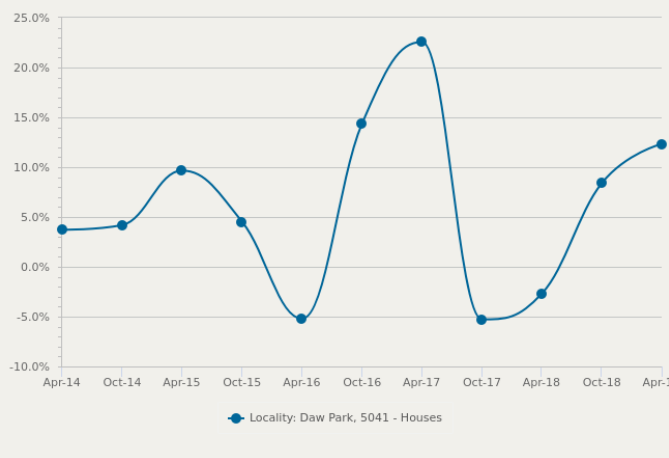
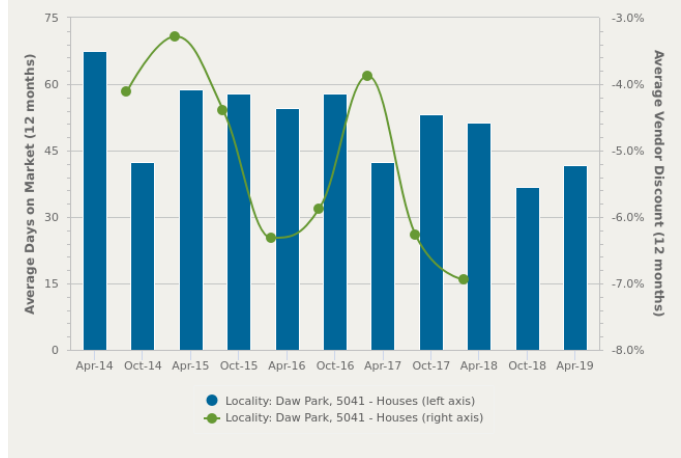
**344**

**20**

**\$312,758**

**7**

\*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\*

**\$716,875**

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

**\$\$**

Median Price\*

**\$660,500**

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\*

**\$570,625**









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

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

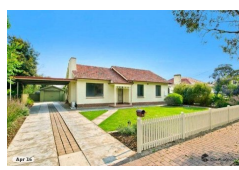







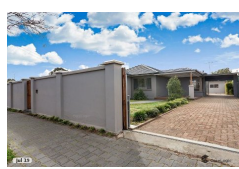



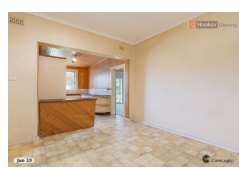






**HOUSES: MARKET ACTIVITY SNAPSHOT**
**ON THE MARKET**
 **0**
 **2**  
**BEDROOMS**
**RECENTLY SOLD**
 **8**

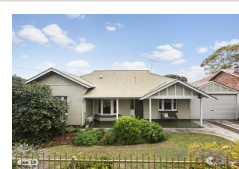



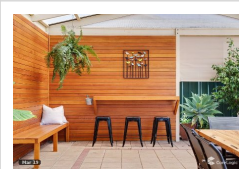



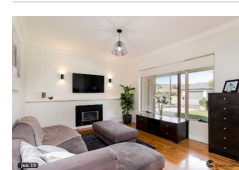



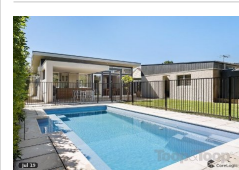



There are no 2 bedroom Houses on the market in this suburb

	<b>67 Ayers Avenue Daw Park SA 5041</b> Sold on 09 Jul 2019 <b>\$595,000</b>	 1  1  638m <sup>2</sup>
	<b>55 Rockville Avenue Daw Park SA 5041</b> Sold on 17 May 2019 <b>\$0</b>	 -  1  898m <sup>2</sup>

 **2**
 **3**  
**BEDROOMS**
 **10**

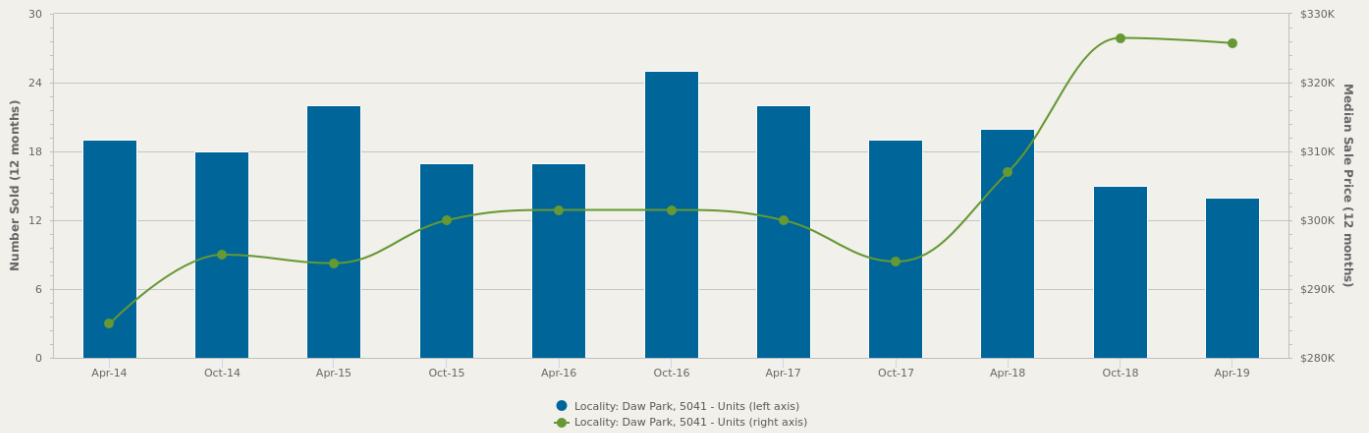
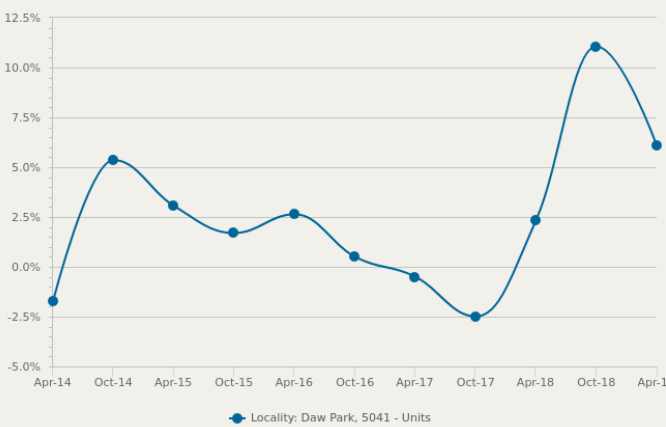
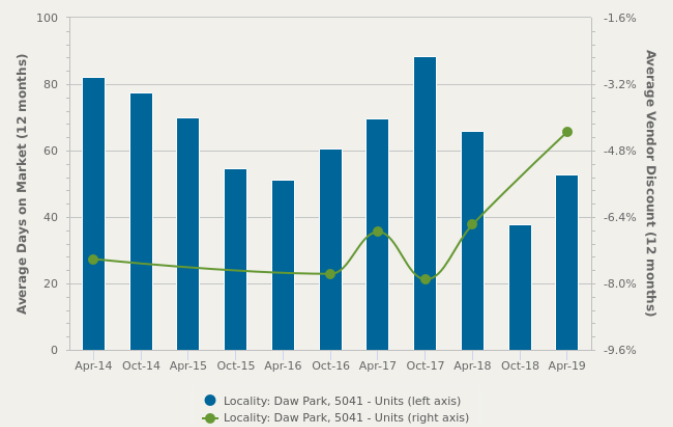
	<b>5 Grantley Avenue Daw Park SA 5041</b> Listed on 07 Aug 2019 Auction - \$470,000	 4  1  705m <sup>2</sup>		<b>11 Day Avenue Daw Park SA 5041</b> Sold on 28 Jun 2019 <b>\$580,000</b>	 2  1  700m <sup>2</sup>
	<b>4 Morgan Avenue Daw Park SA 5041</b> Listed on 07 Aug 2019 \$699,000 - \$719,000	 3  2  652m <sup>2</sup>		<b>81 Ayers Avenue Daw Park SA 5041</b> Sold on 24 Jun 2019 <b>\$560,000</b>	 2  1  640m <sup>2</sup>

 **2**
 **4**  
**BEDROOMS**
 **6**

	<b>26 Aver Avenue Daw Park SA 5041</b> Listed on 01 Aug 2019 <b>\$795,000</b>	 4  2  810m <sup>2</sup>		<b>40 Dudley Avenue Daw Park SA 5041</b> Sold on 12 Jul 2019 <b>\$800,000</b>	 7  1  1,006m <sup>2</sup>
	<b>13 Lancelot Drive Daw Park SA 5041</b> Listed on 25 Jul 2019 <b>\$575,000</b>	 1  1  661m <sup>2</sup>		<b>45 Morgan Avenue Daw Park SA 5041</b> Sold on 05 Jul 2019 <b>\$850,000</b>	 2  1  649m <sup>2</sup>



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


**UNITS: FOR SALE**
**Number Sold vs. Median Sale Price**

**Change in Median Price**

**Average Days on Market vs. Average Vendor Discount**

**\$\$\$**

Upper Quartile Price\*

**\$350,000**

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

**\$\$**

Median Price\*

**\$325,750**

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\*

**\$293,500**

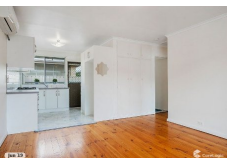















The 25th percentile sale price of sales over the past 12 months within the suburb.

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














**UNITS: MARKET ACTIVITY SNAPSHOT**
**ON THE MARKET**
 **1**
 **1**  
**BEDROOMS**
**RECENTLY SOLD**
 **0**

 <p><b>3/7 Kingston Avenue Daw Park SA 5041</b></p> <p>Listed on 26 Jul 2019  <b>\$240,000 to \$255,000</b></p> <div style="display: flex; flex-direction: column; align-items: center;">  1   1   80m<sup>2</sup> </div>	<p>There are no recently sold 1 bedroom Units in this suburb</p>
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 **5**
 **2**  
**BEDROOMS**
 **11**

 <p><b>4/9 Ormond Avenue Daw Park SA 5041</b></p> <p>Listed on 07 Aug 2019  <b>\$270k-\$280k</b></p> <div style="display: flex; flex-direction: column; align-items: center;">  1   1   101m<sup>2</sup> </div>	 <p><b>5/6B Rockville Avenue Daw Park SA 5041</b></p> <p>Sold on 31 Jul 2019  <b>Not Disclosed</b></p> <div style="display: flex; flex-direction: column; align-items: center;">  1   1   -         </div>
 <p><b>2/65 Dudley Avenue Daw Park SA 5041</b></p> <p>Listed on 02 Aug 2019  <b>Contact Agent</b></p> <div style="display: flex; flex-direction: column; align-items: center;">  1   1   90m<sup>2</sup> </div>	 <p><b>17/680 Goodwood Road Daw Park SA 5041</b></p> <p>Sold on 30 Jul 2019  <b>\$250,000</b></p> <div style="display: flex; flex-direction: column; align-items: center;">  -   1   121m<sup>2</sup> </div>

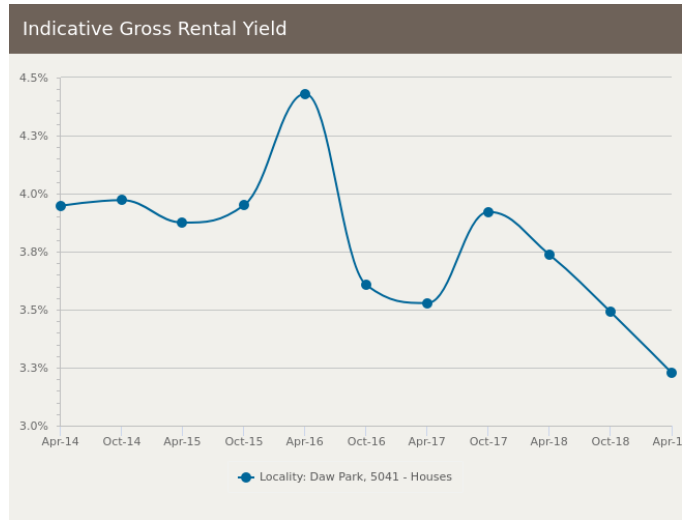
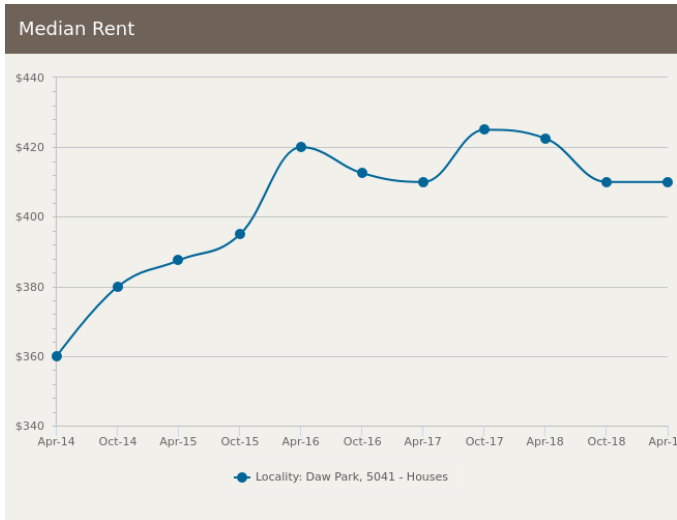
 **1**
 **3**  
**BEDROOMS**
 **3**

 <p><b>14 Lancelot Drive Daw Park SA 5041</b></p> <p>Listed on 06 Aug 2019  <b>\$545,000 - \$560,000</b></p> <div style="display: flex; flex-direction: column; align-items: center;">  2   1   700m<sup>2</sup> </div>	 <p><b>2/17 Dudley Avenue Daw Park SA 5041</b></p> <p>Sold on 07 Jun 2019  <b>\$420,000</b></p> <div style="display: flex; flex-direction: column; align-items: center;">  2   1   202m<sup>2</sup> </div>
 <p><b>2/15 Dudley Avenue Daw Park SA 5041</b></p> <p>Sold on 13 May 2019  <b>\$315,000</b></p> <div style="display: flex; flex-direction: column; align-items: center;">  1   1   128m<sup>2</sup> </div>	



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

## HOUSES: FOR RENT



## HOUSES: RENTAL ACTIVITY SNAPSHOT

FOR RENT

0

2  
BEDROOMS

There are no 2 bedroom Houses for rent in this suburb


0

3  
BEDROOMS

There are no 3 bedroom Houses for rent in this suburb

1

4  
BEDROOMS



**13 Lancelot Drive Daw Park SA 5041**

Listed on 07 Aug 2019  
\$505/W

1

1

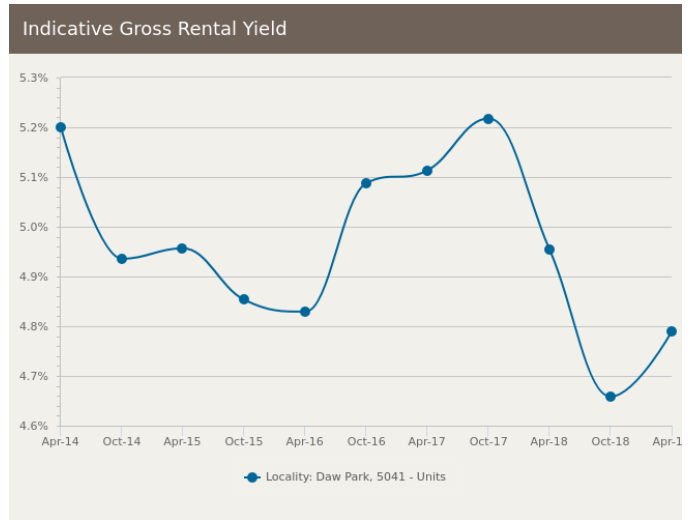
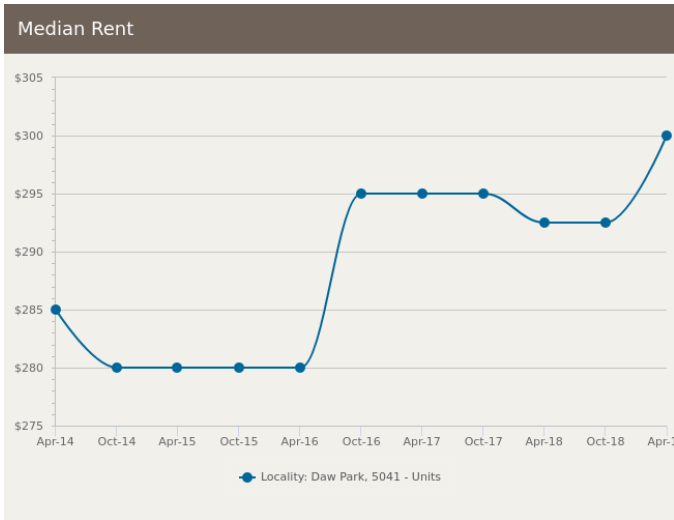
661m<sup>2</sup>



= 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

2

2  
BEDROOMS




**1/61 Edward Street Daw Park SA 5041**

Listed on 30 Jul 2019  
\$310/W

1

1

117m<sup>2</sup>



**5/4 Hope Street Daw Park SA 5041**

Listed on 29 Jul 2019  
\$350/W

2

1

340m<sup>2</sup>

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



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