

Suburb Profile Report



Hazelwood Park SA 5066

Prepared on: 09 August 2019

Prepared by: Christos Raptis

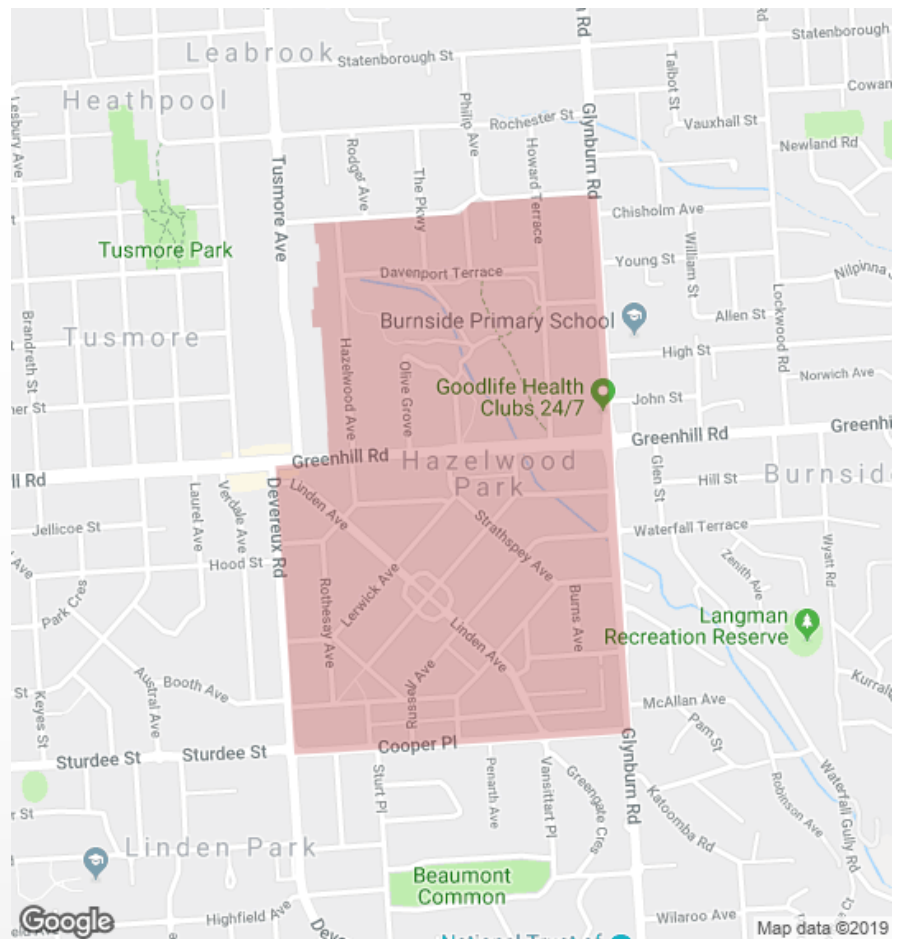
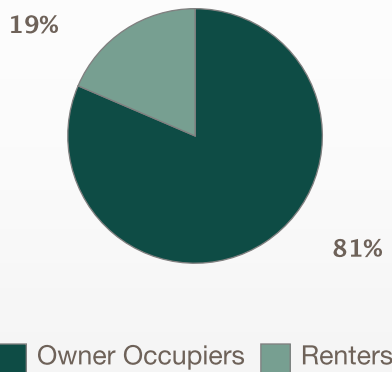
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HAZELWOOD PARK



The size of Hazelwood Park is approximately 0.9 square kilometres. It has 4 parks covering nearly 14.2% of total area. The population of Hazelwood Park in 2011 was 1,969 people. By 2016 the population was 1,863 showing a population decline of 5.4% in the area during that time. The predominant age group in Hazelwood Park is 40-49 years. Households in Hazelwood Park are primarily couples with children and are likely to be repaying \$1400 - \$1799 per month on mortgage repayments. In general, people in Hazelwood Park work in a professional occupation. In 2011, 76.9% of the homes in Hazelwood Park were owner-occupied compared with 79.6% in 2016. Currently the median sales price of houses in the area is \$883,000.



Total dwellings



Total new listings*



Median Value



Total number currently listed



656

27

\$959,510

4



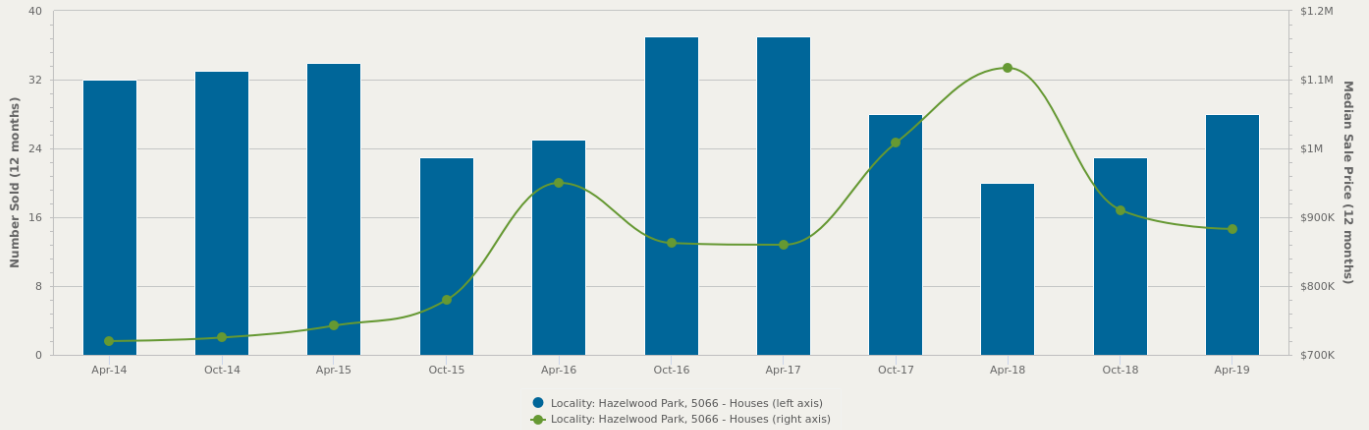
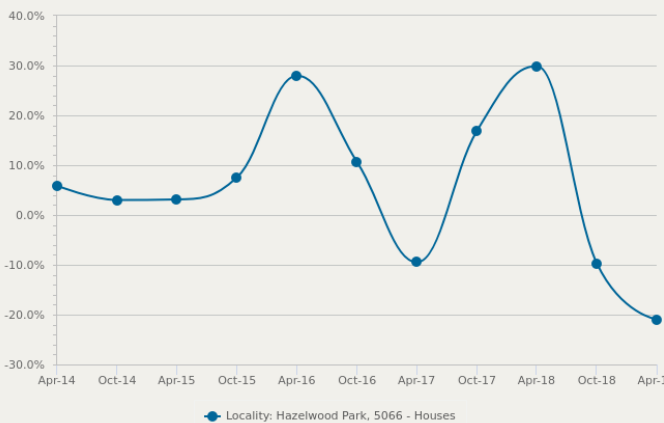
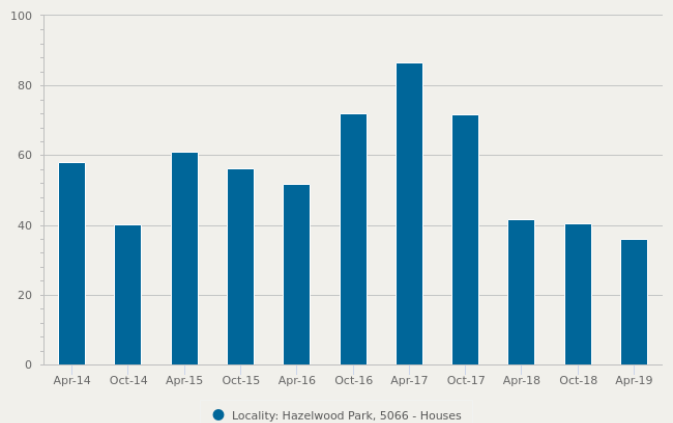
164

13

\$387,495

2

*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*

\$1,065,000

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

\$\$

Median Price*

\$883,000

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*

\$750,000

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
RECENTLY SOLD
 **0**
 **2**
BEDROOMS

 **0**

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

There are no recently sold 2 bedroom Houses in this suburb

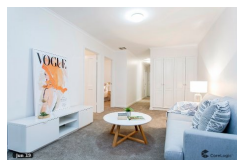
 **2**
 **3**
BEDROOMS

 **7**

**471 Glynburn Road
Hazelwood Park SA 5066**

 Listed on 02 Aug 2019
\$850,000 - \$890,000
 **2**
 **2**
 **419m²**

**15 Linden Avenue
Hazelwood Park SA 5066**

 Sold on 30 Jul 2019
\$845,000
 **2**
 **1**
 **691m²**

**492A Greenhill Road
Hazelwood Park SA 5066**

 Listed on 26 Jul 2019
Best Offer By 12PM Tues 9th July
 **1**
 **2**
 **371m²**

**17B Lancelot Avenue
Hazelwood Park SA 5066**

 Sold on 26 Jun 2019
\$980,000
 **2**
 **2**
 **348m²**
 **2**
 **4**
BEDROOMS

 **1**

**6 Olive Grove Hazelwood
Park SA 5066**

 Listed on 06 Aug 2019
\$2,600,000
 **4**
 **4**
 **1,349m²**

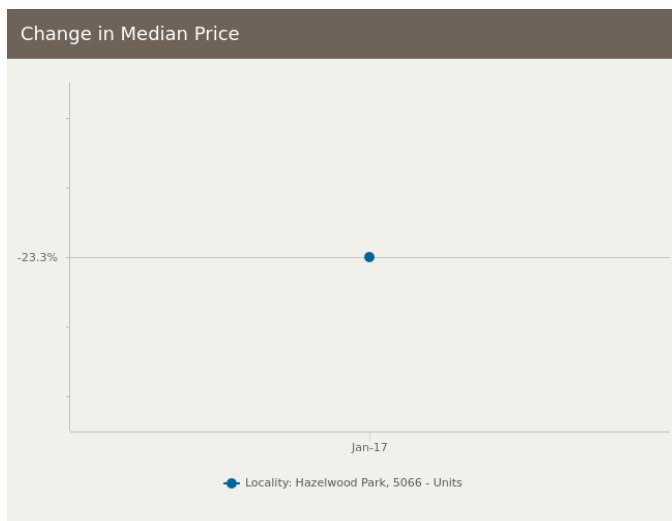
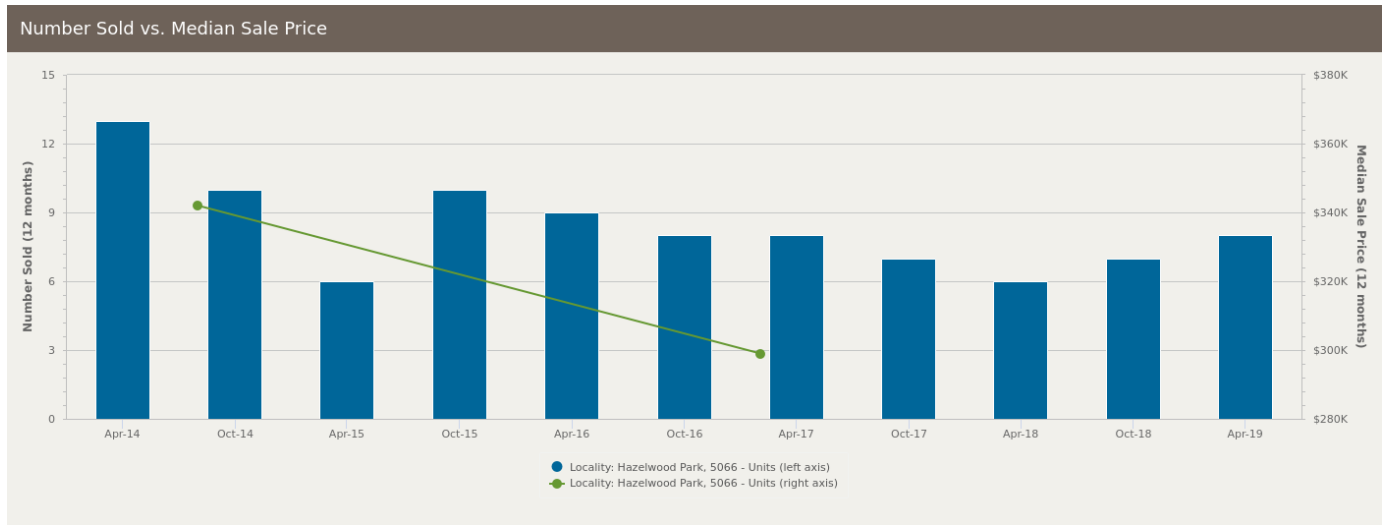
**5 Davenport Terrace
Hazelwood Park SA 5066**

 Sold on 29 Apr 2019
\$0
 **4**
 **1**
 **1,721m²**

**8 Hazelwood Avenue
Hazelwood Park SA 5066**

 Listed on 02 Aug 2019
Call Alexi Broikos
 **2**
 **2**
 **875m²**


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


UNITS: FOR SALE


\$\$\$

Upper Quartile Price*

\$381,250

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

\$\$

Median Price*

\$299,000

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*

\$249,250









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>4/537 Greenhill Road Hazelwood Park SA 5066</p> <p>Listed on 06 Aug 2019 \$265,000 - \$285,000</p> <p>Small  1  1  73m²</p>	<p>There are no recently sold 1 bedroom Units in this suburb</p>
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 **0**
 **2**
BEDROOMS
 **4**

<p>There are no 2 bedroom Units on the market in this suburb</p>	 <p>2/12 Dryden Avenue Hazelwood Park SA 5066</p> <p>Sold on 14 Jul 2019 \$350,000*</p> <p> 1  1  147m²</p>  <p>7/23 Davenport Terrace Hazelwood Park SA 5066</p> <p>Sold on 03 May 2019 \$270,000*</p> <p> 1  1  144m²</p>
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 **1**
 **3**
BEDROOMS
 **0**

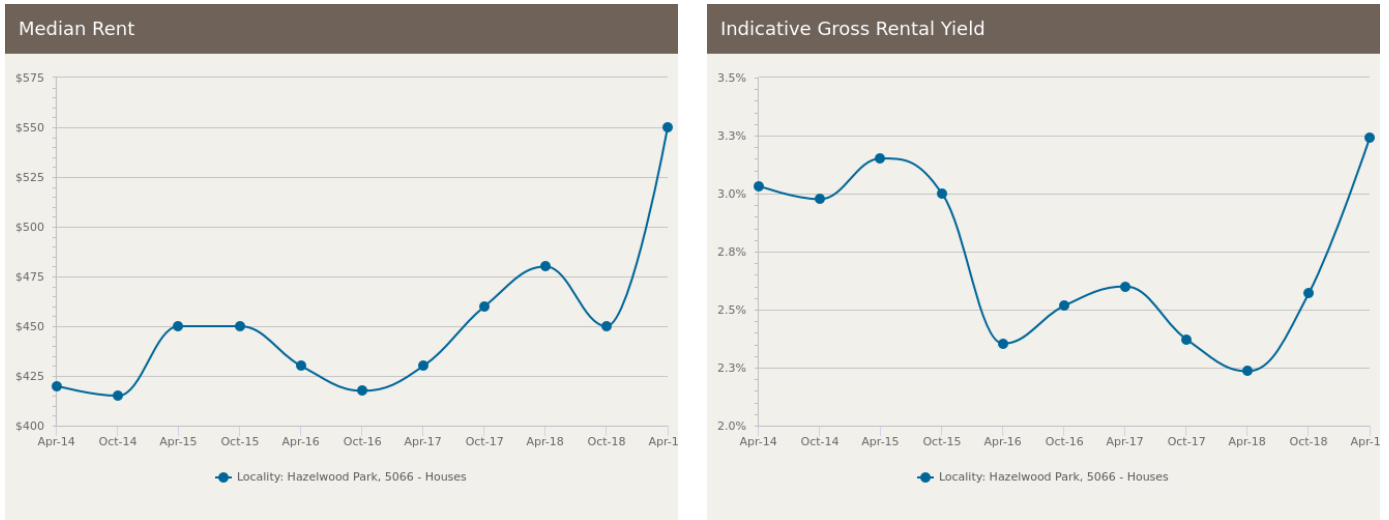
 <p>18 Collingwood Avenue Hazelwood Park SA 5066</p> <p>Listed on 15 Jul 2019 AUCTION (Recent sales available on request)</p> <p> 1  1  997m²</p>	<p>There are no recently sold 3 bedroom Units in this suburb</p>
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= number of units currently On the Market or Sold within the last 6 months

*Agent advised

HOUSES: FOR RENT



HOUSES: RENTAL ACTIVITY SNAPSHOT

FOR RENT

1

 2
BEDROOMS

**10/537 Greenhill Road
Hazelwood Park SA 5066**

Listed on 23 Jul 2019
\$255/W

1

1

15m²

1

 3
BEDROOMS

**4 Devereux Road Hazelwood
Park SA 5066**

Listed on 16 Jul 2019
\$420/W

4

2

841m²

1

 4
BEDROOMS

**1 Dryden Avenue Hazelwood
Park SA 5066**

Listed on 30 Jul 2019
\$495/W

2

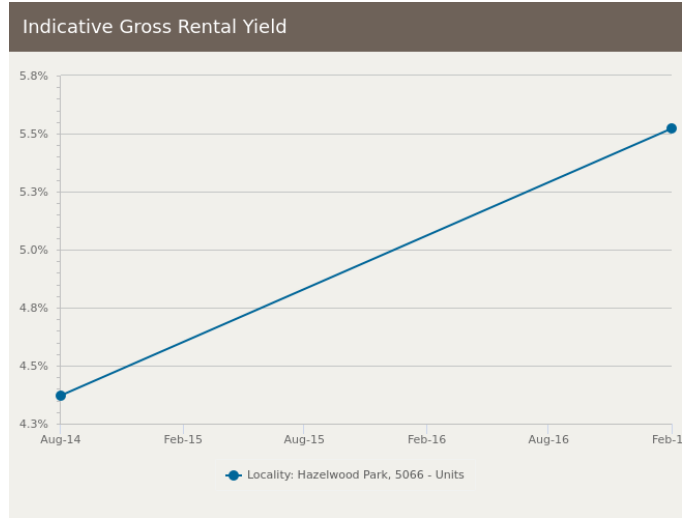
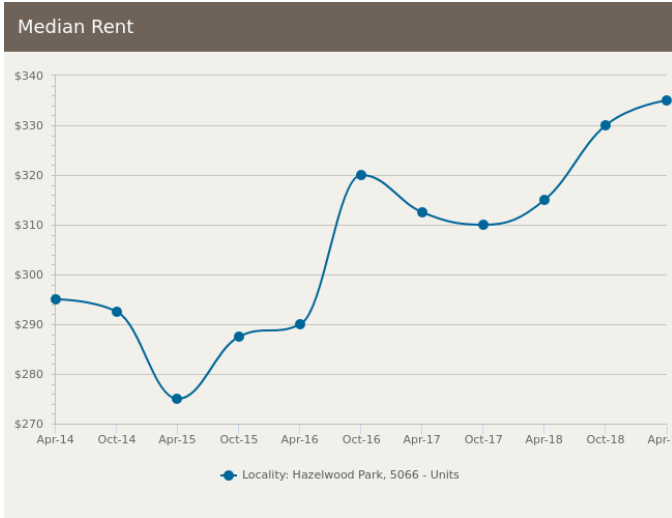
2

762m²

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



UNITS: FOR RENT



UNITS: RENTAL ACTIVITY SNAPSHOT

FOR RENT

1

1
BEDROOMS



4/47 Hazelwood Avenue
Hazelwood Park SA 5066

Listed on 08 Aug 2019
\$270/W


2

1

950m²

3

2
BEDROOMS




1/514 Greenhill Road
Hazelwood Park SA 5066

Listed on 07 Aug 2019
\$345/W

2

1

126m²



3/11 Hawthorn Crescent
Hazelwood Park SA 5066

Listed on 06 Aug 2019
\$285/W

1

1

74m²

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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