

# Suburb Profile Report



## Magill SA 5072

Prepared on: 09 August 2019

Prepared by: Christos Raptis

Phone: 0407 836 954

Email: [christos@raptisrealestate.com.au](mailto:christos@raptisrealestate.com.au)



CoreLogic®

## MAGILL


**7.2km**

Distance from GPO


**8.8k**

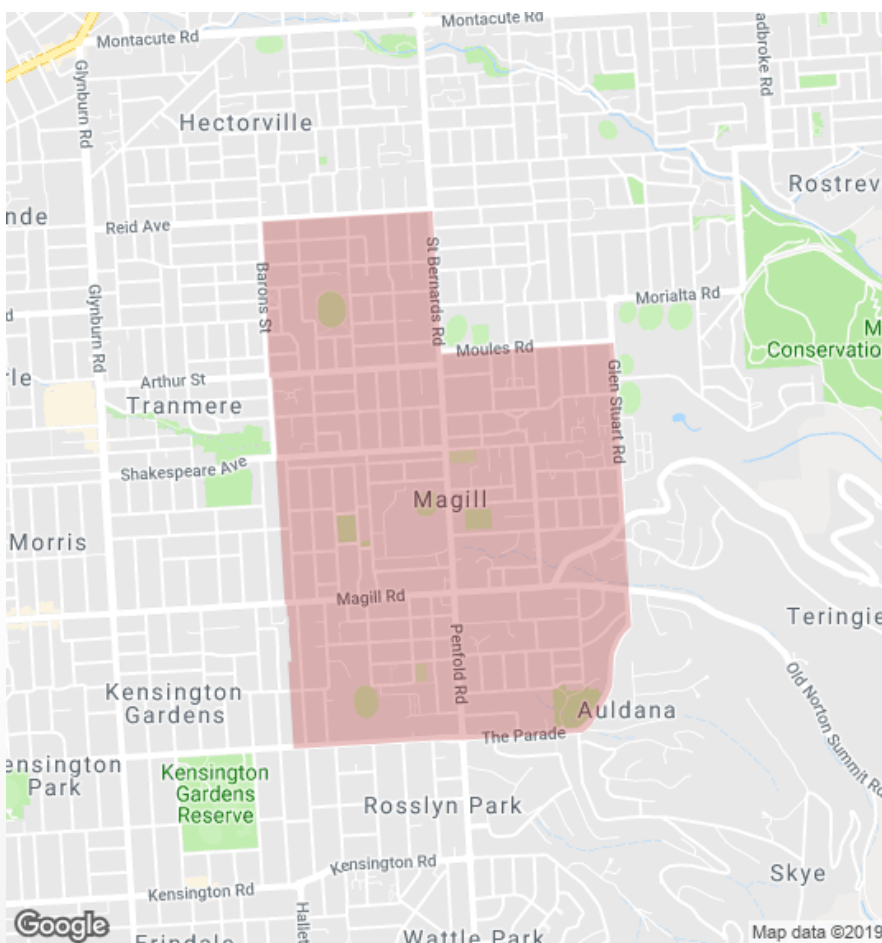
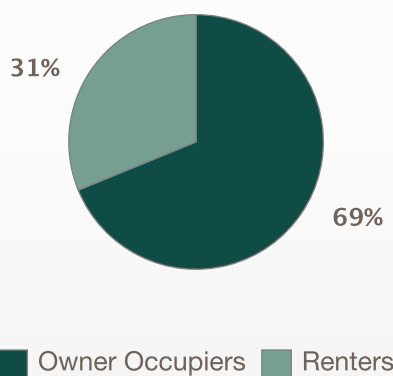
Population

**↑7.5%**

5 year population change


**9 years**

Average length of ownership



The size of Magill is approximately 3.5 square kilometres. It has 15 parks covering nearly 3.9% of total area. The population of Magill in 2011 was 8,229 people. By 2016 the population was 8,845 showing a population growth of 7.5% in the area during that time. The predominant age group in Magill is 30-39 years. Households in Magill are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Magill work in a professional occupation. In 2011, 63.3% of the homes in Magill were owner-occupied compared with 65.1% in 2016. Currently the median sales price of houses in the area is \$650,000.



Total dwellings



Total new listings\*



Median Value

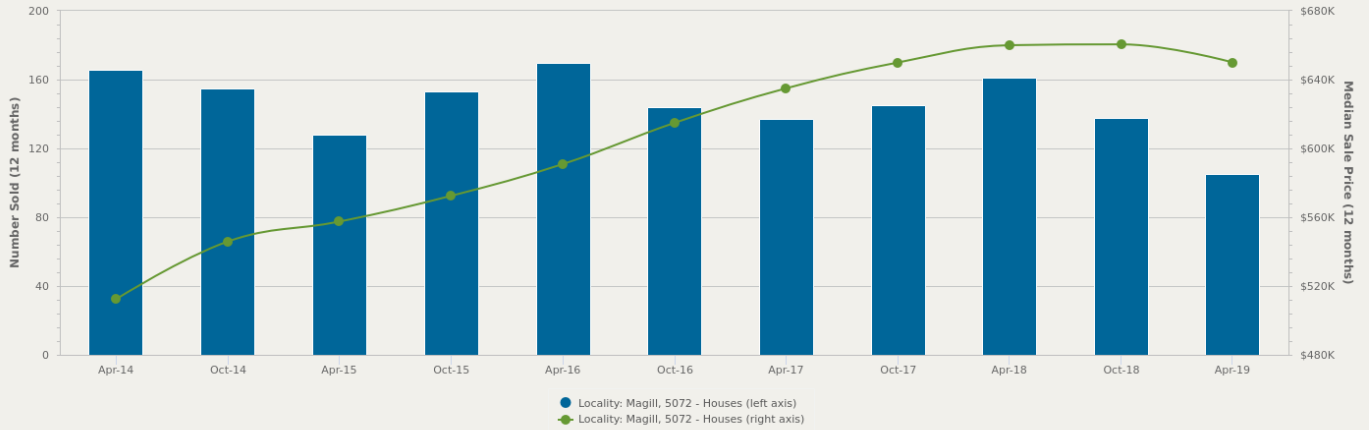
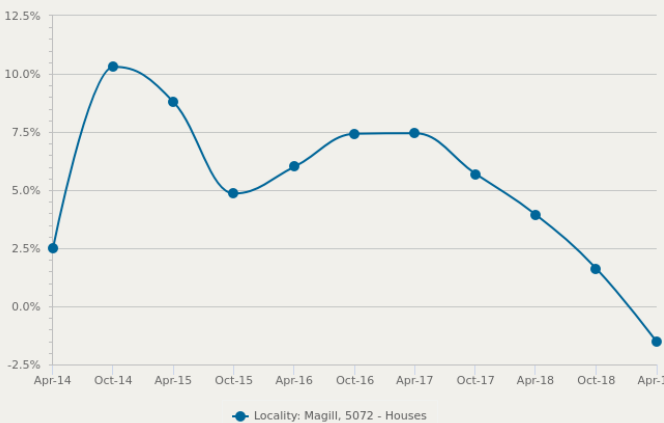
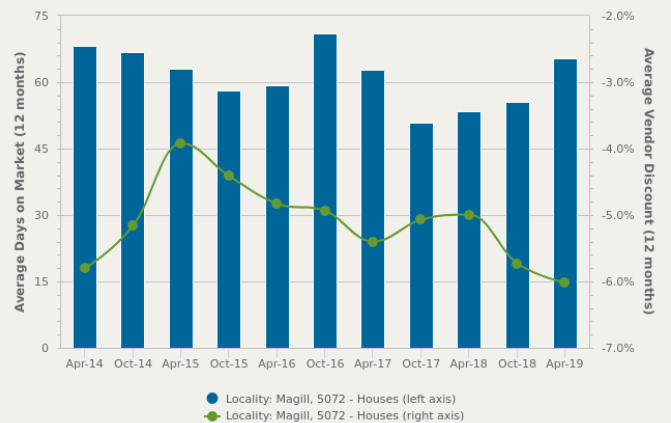


Total number currently listed


**3,100**
**155**
**\$631,259**
**44**

**759**
**58**
**\$325,561**
**19**

\*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\*

**\$709,500**

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

**\$\$**

Median Price\*

**\$650,000**

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\*

**\$565,000**

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**
 **2**
 **2**  
**BEDROOMS**
**RECENTLY SOLD**
 **10**

**1C Angas Road Magill SA 5072**

 Listed on 02 Aug 2019  
**\$495k**

**14 Ruthven Avenue Magill SA 5072**

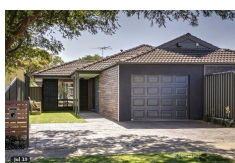
 Sold on 27 Jun 2019  
**\$100,000**

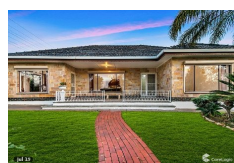
**9B Norama Avenue Magill SA 5072**

 Listed on 25 Jul 2019  
**Under Contract**

**31D Bricknell Street Magill SA 5072**

 Sold on 27 Jun 2019  
**\$377,500**

 **24**
 **3**  
**BEDROOMS**
 **48**

**5A Eton Avenue Magill SA 5072**

 Listed on 06 Aug 2019  
**\$585k**

**94 Arthur Street Magill SA 5072**

 Sold on 03 Aug 2019  
**Not Disclosed**

**1/11 Gertrude Street Magill SA 5072**

 Listed on 06 Aug 2019  
**CONTACT ALEX PARZIS**

**36A Gladstone Avenue Magill SA 5072**

 Sold on 03 Aug 2019  
**Not Disclosed**

 **15**
 **4**  
**BEDROOMS**
 **22**

**6/14 Church Street Magill SA 5072**

 Listed on 07 Aug 2019  
**Auction 24/08/2019 at 11:30am**

**7 St Georges Way Magill SA 5072**

 Sold on 17 Jul 2019  
**\$800,000**

 No photo  
 available

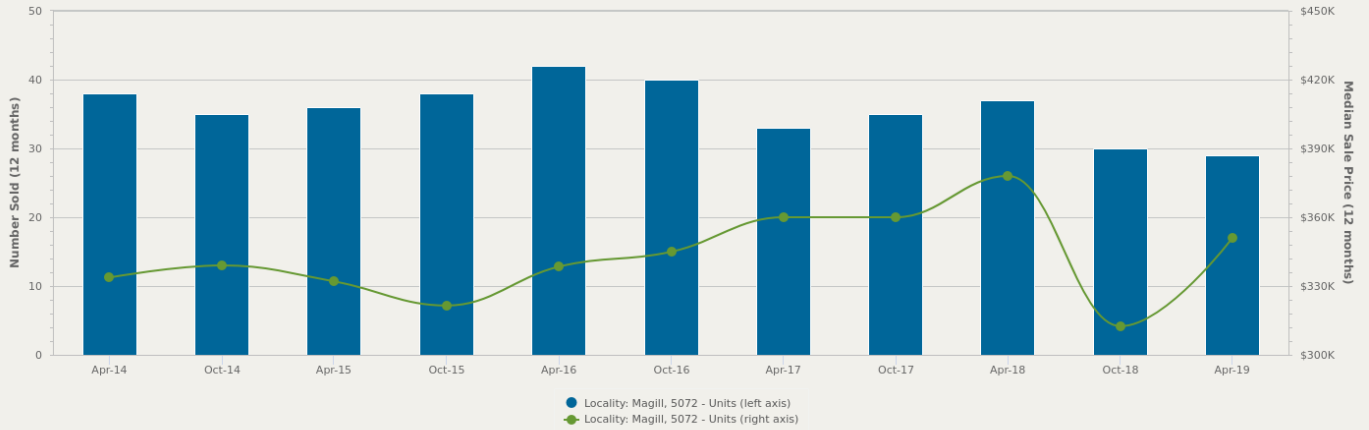
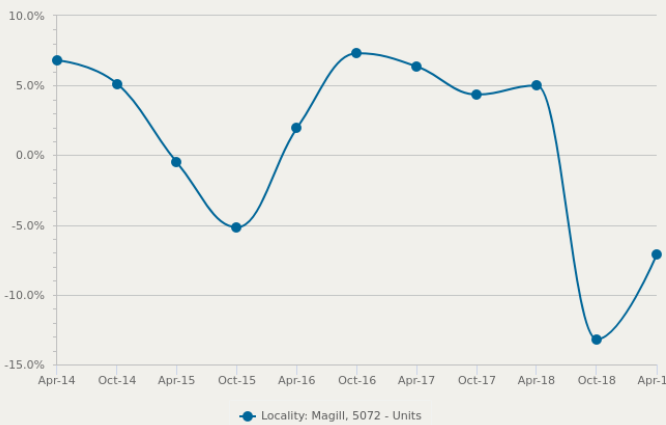
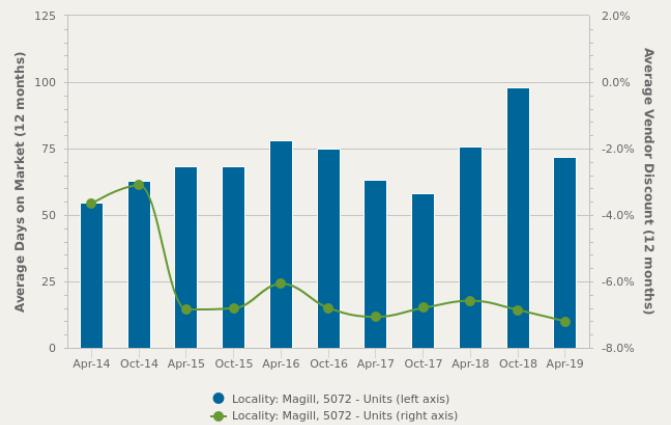
**13 Edward Street Magill SA 5072**

 Listed on 07 Aug 2019  
**\$1,100,000**

**15 Patola Street Magill SA 5072**

 Sold on 17 Jul 2019  
**\$1,020,000**


= 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\*

**\$376,000**

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

**\$\$**

Median Price\*

**\$351,000**

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\*

**\$270,500**

















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

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









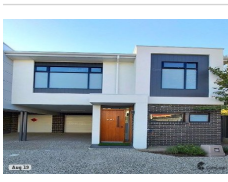








**UNITS: MARKET ACTIVITY SNAPSHOT**
**ON THE MARKET**
**RECENTLY SOLD**
**1**
**1**  
**BEDROOMS**
**3**

	<b>10/549 Magill Road Magill SA 5072</b> Listed on 02 Aug 2019 <b>\$189,000</b>	 1  1  66m <sup>2</sup>		<b>11/4-6 Chapel Street Magill SA 5072</b> Sold on 24 May 2019 <b>\$190,000</b>	 1  1  90m <sup>2</sup>
				<b>8/549 Magill Road Magill SA 5072</b> Sold on 03 May 2019 <b>Not Disclosed</b>	 1  1  65m <sup>2</sup>

**15**
**2**  
**BEDROOMS**
**18**

	<b>12/7 Lorne Avenue Magill SA 5072</b> Listed on 07 Aug 2019 <b>\$269,000 - \$289,000</b>	 1  1  52m <sup>2</sup>		<b>7/1 Perkins Court Magill SA 5072</b> Sold on 30 Jul 2019 <b>\$440,000</b>	 1  1  237m <sup>2</sup>
	<b>2/21 Rowland Road Magill SA 5072</b> Listed on 07 Aug 2019 <b>\$375,000</b>	 1  1  182m <sup>2</sup>		<b>1/25 Cranbrook Avenue Magill SA 5072</b> Sold on 01 Jul 2019 <b>\$411,250</b>	 1  1  324m <sup>2</sup>

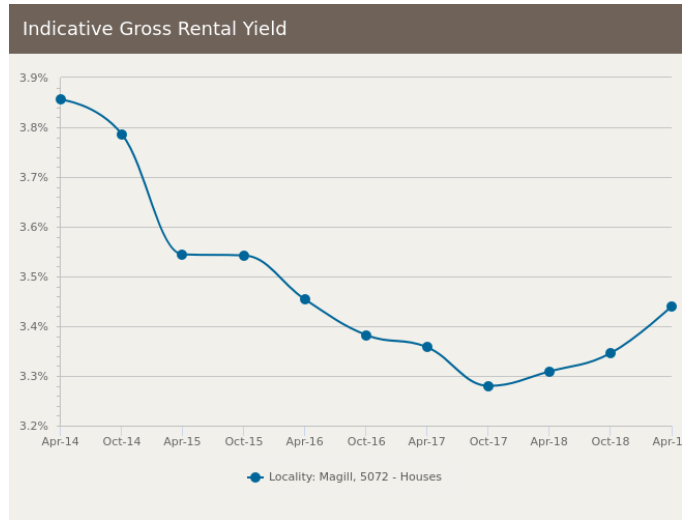
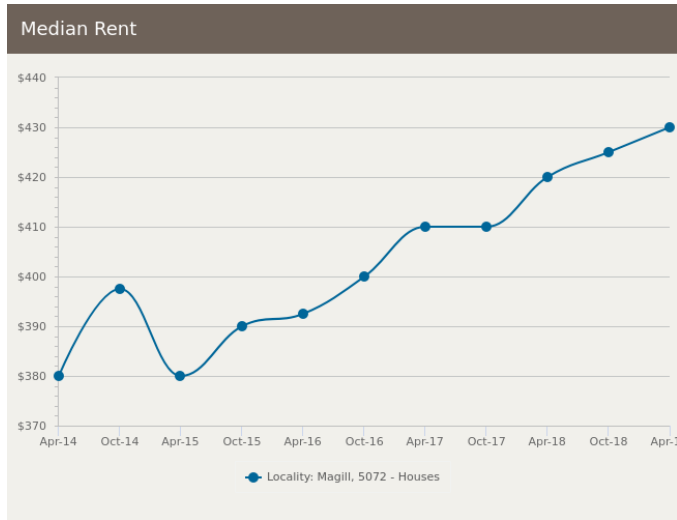
**2**
**3**  
**BEDROOMS**
**6**

	<b>15/7 Lorne Avenue Magill SA 5072</b> Listed on 29 Jul 2019 <b>\$320,000 - \$330,000</b>	 1  2  22m <sup>2</sup>		<b>8/43 Fisher Street Magill SA 5072</b> Sold on 05 Jul 2019 <b>\$215,000*</b>	 1  1  -
	<b>50A Jervois Avenue Magill SA 5072</b> Listed on 21 Jul 2019 <b>\$558,000</b>	 2  2  127m <sup>2</sup>		<b>22D Patola Place Magill SA 5072</b> Sold on 13 Jun 2019 <b>\$580,000</b>	 2  2  176m <sup>2</sup>











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









\*Agent advised


**HOUSES: FOR RENT**


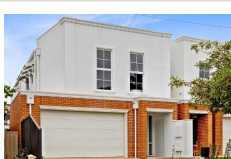



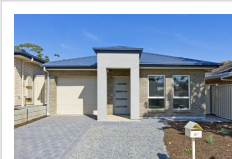



**HOUSES: RENTAL ACTIVITY SNAPSHOT**
**FOR RENT**
 **3**
 **2**  
 BEDROOMS

 <p><b>21 Colton Avenue Magill SA 5072</b></p> <p>Listed on 08 Aug 2019 \$395/W</p> <ul style="list-style-type: none"> <li> 2</li> <li> 1</li> <li> 341m<sup>2</sup></li> </ul>	 <p><b>7 Carter Street Magill SA 5072</b></p> <p>Listed on 29 Jul 2019 \$300/W</p> <ul style="list-style-type: none"> <li> 2</li> <li> 1</li> <li> 759m<sup>2</sup></li> </ul>
---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

 **10**
 **3**  
 BEDROOMS

 <p><b>21 Eton Avenue Magill SA 5072</b></p> <p>Listed on 07 Aug 2019 \$410/W</p> <ul style="list-style-type: none"> <li> 3</li> <li> 1</li> <li> 1,135m<sup>2</sup></li> </ul>	 <p><b>60 Glen Stuart Road Magill SA 5072</b></p> <p>Listed on 07 Aug 2019 \$410/W</p> <ul style="list-style-type: none"> <li> 3</li> <li> 2</li> <li> 553m<sup>2</sup></li> </ul>
---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

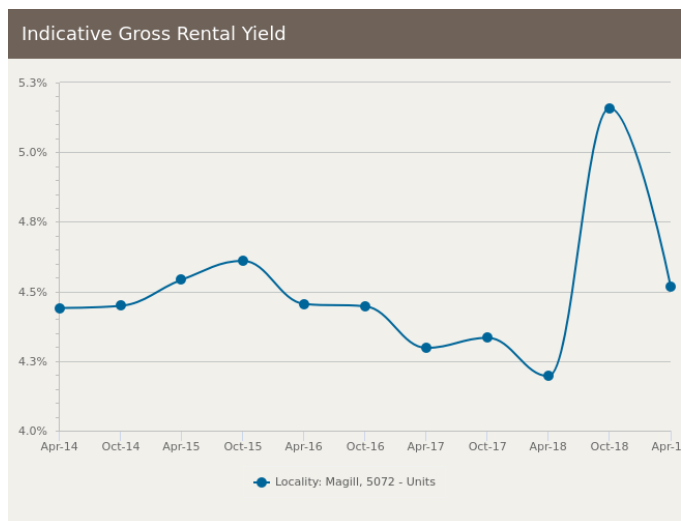
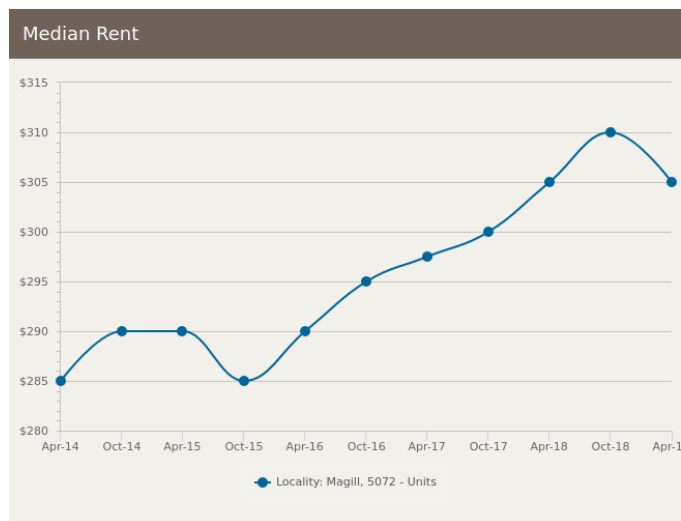
 **4**
 **4**  
 BEDROOMS

 <p><b>25C Bricknell Street Magill SA 5072</b></p> <p>Listed on 06 Aug 2019 \$540/W</p> <ul style="list-style-type: none"> <li> 2</li> <li> 2</li> <li> 242m<sup>2</sup></li> </ul>	 <p><b>8A Grandview Grove Magill SA 5072</b></p> <p>Listed on 02 Aug 2019 \$495/W</p> <ul style="list-style-type: none"> <li> 2</li> <li> 2</li> <li> 384m<sup>2</sup></li> </ul>
-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

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



## UNITS: FOR RENT



## UNITS: RENTAL ACTIVITY SNAPSHOT

### FOR RENT

3

1  
BEDROOMS

<p><b>2 Saint Bernards Road Magill SA 5072</b> Listed on 07 Aug 2019 \$160/W</p> <p> 1  1  769m<sup>2</sup></p>	<p><b>1/12 Woodforde Road Magill SA 5072</b> Listed on 05 Aug 2019 \$225/W</p> <p> 1  1  54m<sup>2</sup></p>
---------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------

11

2  
BEDROOMS

<p><b>1/7 Lorne Avenue Magill SA 5072</b> Listed on 07 Aug 2019 \$175/W</p> <p> 1  1  291m<sup>2</sup></p>	<p><b>8/7 Lorne Avenue Magill SA 5072</b> Listed on 07 Aug 2019 \$340/W</p> <p> 1  1  52m<sup>2</sup></p>
----------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------

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](mailto:support@corelogic.com.au)