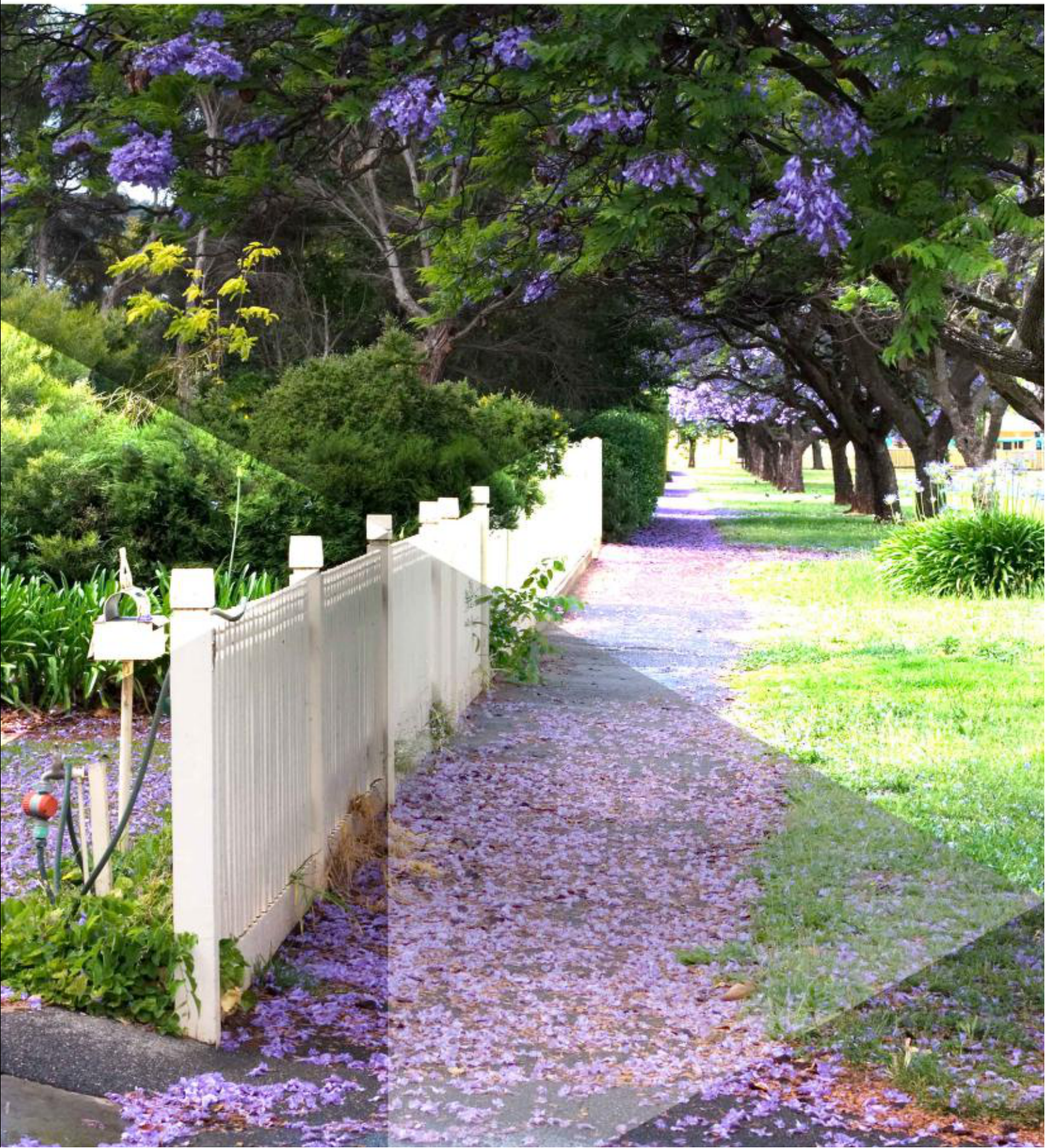


Property Profile Report

97 McKenzie Road Elizabeth Downs SA 5113

Prepared on 24 April 2024 for Tania G

Prepared by Sarb Singh | sarb.singh@expaustralia.com.au | 0484540444



97 McKenzie Road Elizabeth Downs
SA 5113



4



2



3



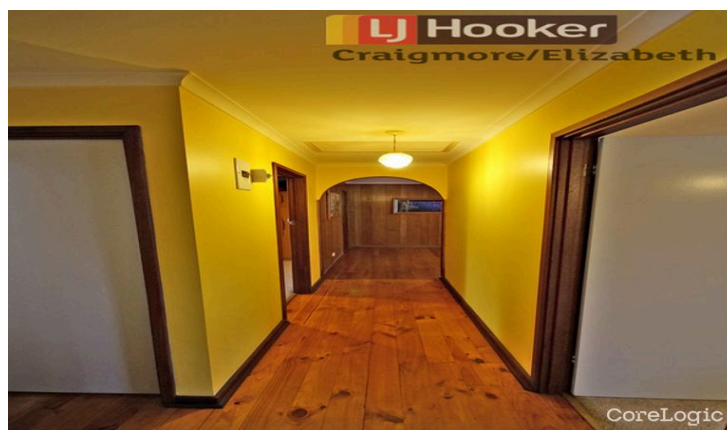
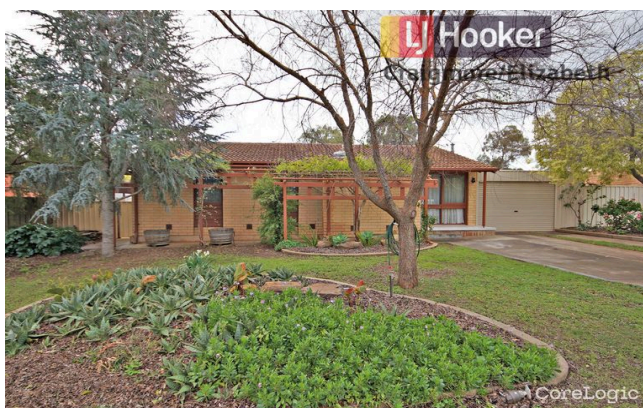
152m²



698m²

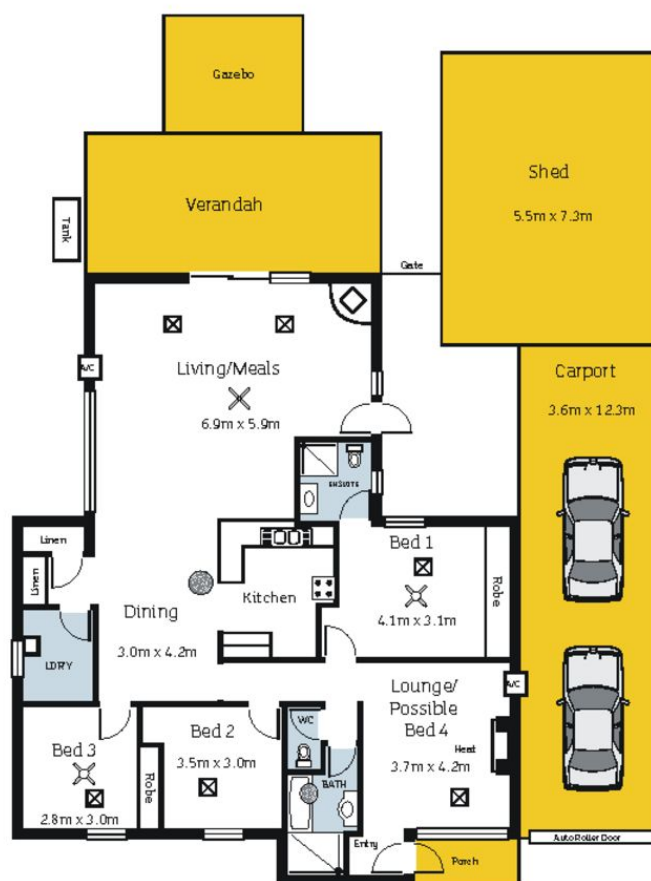
Property Details

Lot/Plan	LOT 51 D9851	Property Type	House
Year Built	1974	Council Area	Playford
Zone	R, Residential	Land Use Primary	House



97 McKenzie Road Elizabeth Downs SA 5113

97 McKenzie Road ELIZABETH DOWNS



Living Area	151.08sqm
Carport	44.28sqm
Verandah	25.98sqm
Porch	3.12sqm
Total	Approx. 224.46sqm



Please Note: Every care has been taken to verify the correctness of the areas and details used in this leaflet. No warranty or representation is given or made as to the correctness of the information supplied and neither the owners, illustrator nor the Agent accept responsibility for errors or omissions. The sketch is for illustration purposes only and intending purchasers should satisfy themselves independently regarding size, layout and location of the property. Please check with local council that all structures are approved by council.

97 McKenzie Road Elizabeth Downs SA 5113

Estimated Value

Estimated Value:

\$490,000

Estimated Value Range:

\$431,000 - \$548,000

Estimated Value Confidence:



Estimated Value as at 22 April 2024. An automated valuation model estimate (Estimated Value) is a statistically derived estimate of the value of the subject property. An Estimated Value must not be relied upon as a professional valuation or an accurate representation of the market value of the subject property as determined by a valuer. For further information about confidence levels, please refer to the end of this document.

Property Activity Summary

Date	Activity	Value	Details
09 Nov 2017	Sold	\$232,500	Sale Method: Private Treaty, Sale Advised by: Government
16 Aug 2017	For Sale	\$249,000 - \$259,000	Campaign period: 16/08/2017 - 13/11/2017, Listing Type: Private Treaty, Listed by: PATIYANTS MARINA, LJ Hooker - Craigmores/Elizabeth (RLA155355), Days on market: 87

Recently Sold Properties



1km from property

230 Midway Road Elizabeth Downs SA 5113

 4
  2
  1
  160m²
 802m²

Sale Price **\$480,000** Sale Method -

Sale Date 27/11/2023 Days on Market 60



1.4km from property

18 Mavros Road Elizabeth Downs SA 5113

 4
  2
  4
  152m²
 695m²

Sale Price **\$540,000** Sale Method Private Treaty

Sale Date 30/10/2023 Days on Market 69



0.4km from property

38 Forrestall Road Elizabeth Downs SA 5113

 4
  2
  1
  132m²
 618m²

Sale Price **\$422,000** Sale Method Sold At Auction

Sale Date 20/10/2023 Days on Market 104



0.6km from property

39 Chowilla Court Craigmore SA 5114

 3
  2
  4
  113m²
 659m²

Sale Price **\$466,000** Sale Method Private Treaty

Sale Date 06/10/2023 Days on Market 47

Agent Advised

97 McKenzie Road Elizabeth Downs SA 5113

CoreLogic Property Profile Report

Properties For Sale



1.4km from property

2 Salway Street Elizabeth Park SA 5113



5



2



2



105m²



677m²

First Ad Price \$499,000 - \$548,000

Latest Ad Price \$499,000 - \$548,000

Listing Method -

Days on Market -



1.5km from property

11 Karinga Avenue Craigmore SA 5114



4



2



2



180m²



664m²

First Ad Price \$569,000 - \$589,000

Latest Ad Price \$539,000 - \$559,000

Listing Method -

Days on Market 21



0.2km from property

28 Barrington Road Elizabeth Downs SA 5113



3



1



2



-



690m²

First Ad Price \$489,000 - \$535,000

Latest Ad Price \$489,000 - \$535,000

Listing Method -

Days on Market -



0.2km from property

156 McKenzie Road Elizabeth Downs SA 5113



3



1



3



100m²



675m²

First Ad Price \$440,000 To \$460,000

Latest Ad Price \$440,000 to \$460,000

Listing Method -

Days on Market -

Properties For Rent



14 Turnworth Street Elizabeth Downs SA 5113



Rent Price **Not Disclosed**

Days on Market -

Campaign Period 08 Apr 2024 - 15 Apr

0.3km from property



4 Dulkara Avenue Craigmore SA 5114



Rent Price **Not Disclosed**

Days on Market -

Campaign Period 22 Apr 2024 - 23 Apr

0.7km from property



36 St Leonard Crescent Elizabeth Downs SA 5113



Rent Price **Not Disclosed**

Days on Market -

Campaign Period 12 Apr 2024 - 23 Apr 2024

0.9km from property



92 Hamblynn Road Elizabeth Downs SA 5113



Rent Price **Not Disclosed**

Days on Market -

Campaign Period 22 Mar 2024 - 15 Apr 2024

1km from property

Local School Details

	School Address	Distance	School Type	Gender	Sector	Enrolments
	Craigmore High School -	0.9km	Secondary	Mixed	Government	978
	Elizabeth Downs Primary School LOT 478 Coleman Road Elizabeth Downs SA 5113	0.6km	Primary	Mixed	Government	344
	Trinity College Blakeview LOT 1001 Park Lake Boulevard Blakeview SA 5114	1km	Combined	Mixed	Non-Government	639
	Hope Christian College -	1.1km	Combined	Mixed	Non-Government	638
	Blakeview Primary School 3 Omega Drive Blakeview SA 5114	1.2km	Primary	Mixed	Government	572

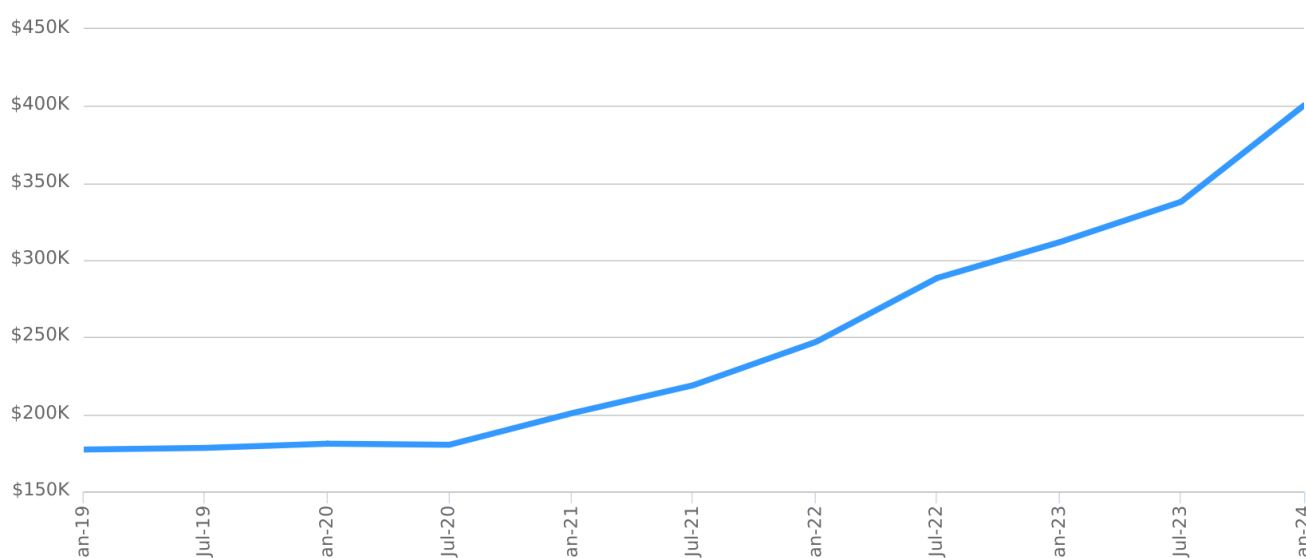
 Property within school catchment

 Property outside school catchment (government)/no catchment applies (non-government)

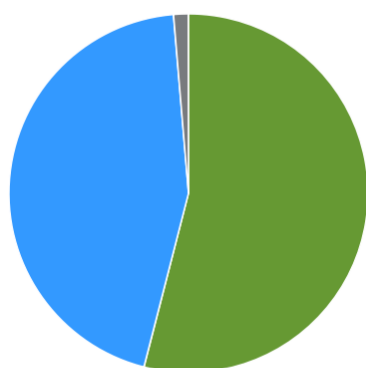
Elizabeth Downs Insights - Houses

Year Ending	Properties Sold	Median Value	Change in Median Value (12 months)
Jan 2024	151	\$400,460	▲ 28.44%
Jan 2023	164	\$311,783	▲ 26.20%
Jan 2022	168	\$247,037	▲ 23.04%
Jan 2021	114	\$200,769	▲ 10.96%
Jan 2020	72	\$180,924	▲ 2.13%
Jan 2019	108	\$177,141	▼ 3.22%

Median Value (monthly)

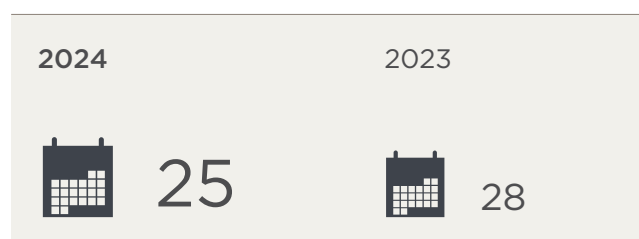


Property Sales by Price (Past 12 months)

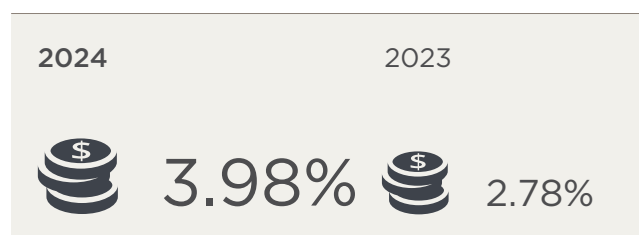


- \$200K-\$400K - 81 properties
- \$400K-\$600K - 67 properties
- \$600K-\$800K - 2 properties

Median Days on Market



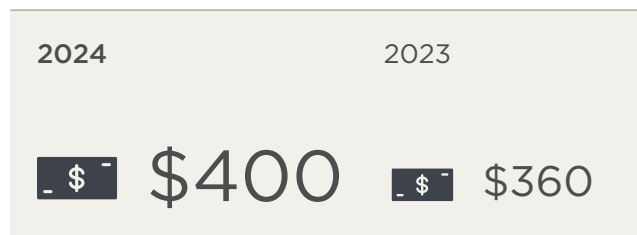
Median Vendor Discount



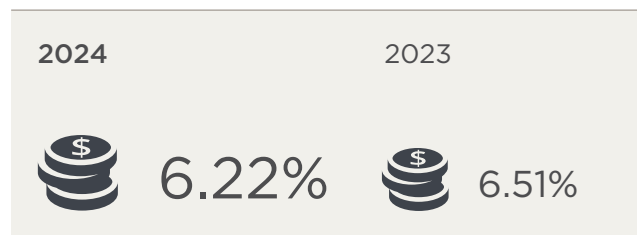
Statistics are calculated over a rolling 12 month period

Elizabeth Downs Insights - Houses

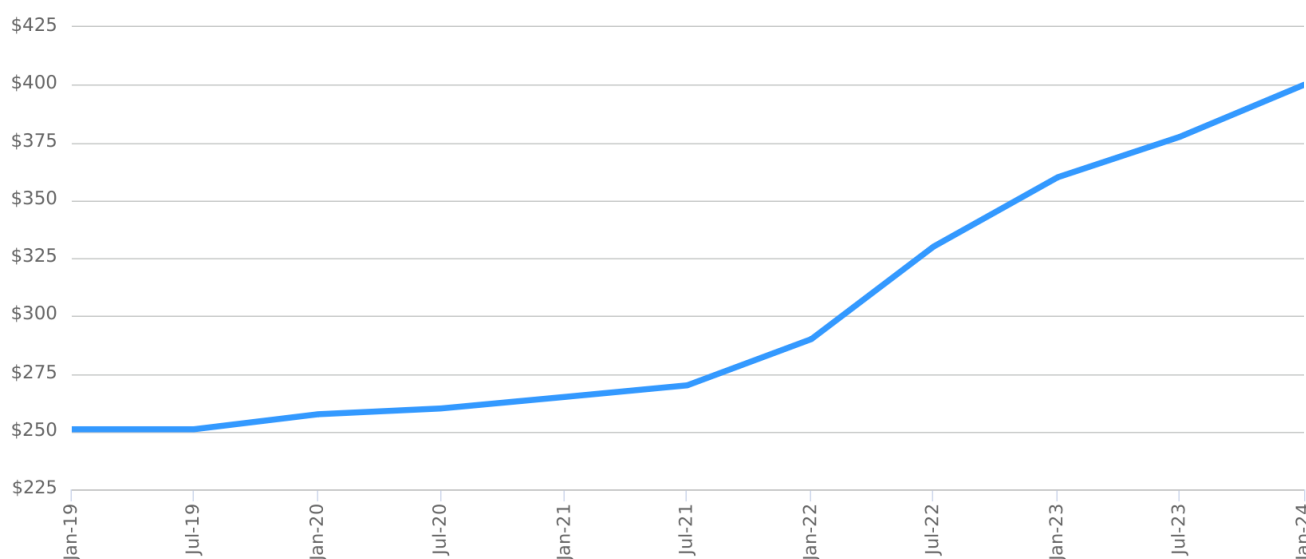
Median Weekly Asking Rent



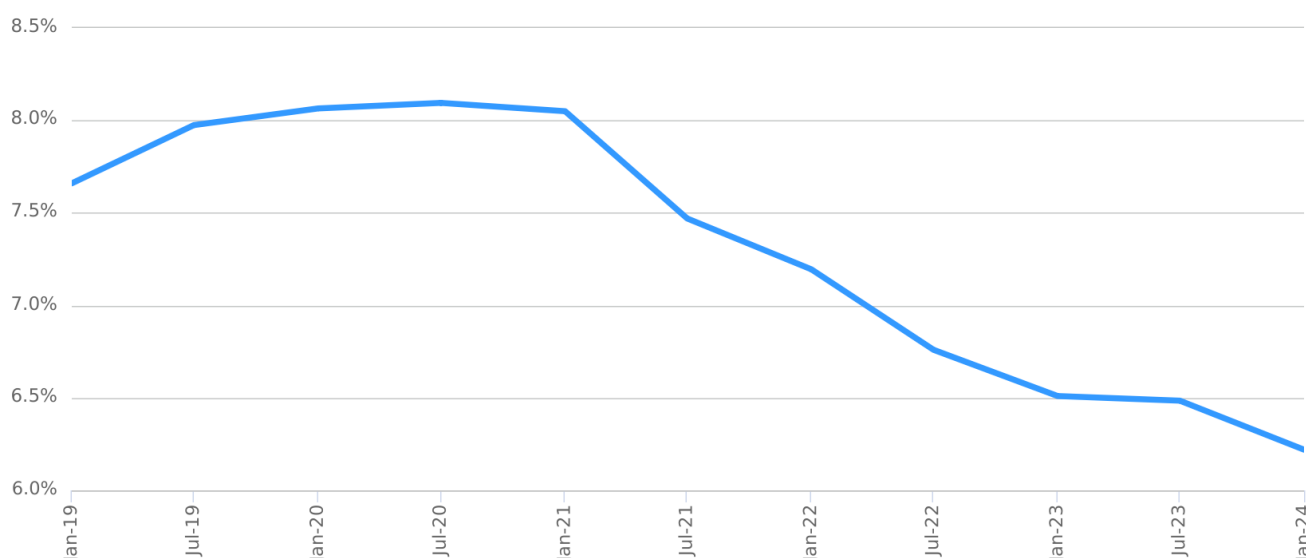
Indicative Gross Rental Yield



Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



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An Estimated Value is generated (i) by a computer driven mathematical model in reliance on available data; (ii) without the physical inspection of the subject property; (iii) without taking into account any market conditions (including building, planning, or economic), and/or (iv) without identifying observable features or risks (including adverse environmental issues, state of repair, improvements, renovations, aesthetics, views or aspect) which may, together or separately, affect the value.

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Confidence is displayed as a colour coded range with red representing low confidence, through to amber which represents medium confidence to green for higher confidence.



Low

Medium

High

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