































Comparable Sales

1	13 AYERS AVENUE DAW PARK SA 5041		 3  2  1  676m ²  117m ²	Sold	\$1,401,000
			Year Built 1925 DOM 18		
			Sold Date 12-Mar-25 Distance 0.72km		
			First Listing \$1.275m		
			Last Listing -		
2	66 AYERS AVENUE DAW PARK SA 5041		 3  1  3  653m ²  134m ²	Sold	\$1,416,000
			Year Built 1925 DOM 18		
			Sold Date 30-Apr-25 Distance 0.68km		
			First Listing \$1.3m		
			Last Listing -		
3	55 WINSTON AVENUE DAW PARK SA 5041		 4  2  2  696m ²  333m ²	Sold	\$1,700,000
			Year Built 2017 DOM 21		
			Sold Date 06-Jan-25 Distance 0.49km		
			First Listing Contact Agent - Offers Close 18th Nov (USP)		
			Last Listing Contact Agent		
4	4 AVER AVENUE DAW PARK SA 5041		 4  2  4  876m ²  174m ²	Sold	\$1,300,000
			Year Built 1925 DOM 19		
			Sold Date 29-Nov-24 Distance 0.28km		
			First Listing Auction 19/10 (USP).		
			Last Listing Contact Agent		
5	66 DUDLEY AVENUE DAW PARK SA 5041		 3  1  2  1,004m ²  141m ²	Sold	\$1,320,000
			Year Built 1925 DOM 18		
			Sold Date 03-Jan-25 Distance 0.39km		
			First Listing Auction On-Site Saturday 16th November 10:00AM		
			Last Listing CONTRACTED AT AUCTION		

DOM = Days on market RS = Recent sale

UN = Undisclosed Sale

* This data point was edited by the author of this CMA and has not been verified by Cotality