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# Sales Report

TWO WELLS 5501



## Sales Map





## Sales Search Report - Full Report

### Search Criteria

**Locality:** TWO WELLS  
**Postcode:** 5501

**Sale Date:** 30/07/2023 to 30/01/2024  
**Sale Price:** More than \$1.00  
**Land Size:** Any  
**Attributes:** Any  
**Property Type:** House

### Search Summary

Records: 25

	Price	Days	Area
<b>Lowest</b>	\$ 480,000	29	575 m <sup>2</sup>
<b>Highest</b>	\$ 906,000	196	20,200 m <sup>2</sup>
<b>Average</b>	\$ 744,775	75	2,893 m <sup>2</sup>
<b>Median</b>	\$ 755,000	64	1,000 m <sup>2</sup>

### 19 ELIZABETH ST, TWO WELLS

UBD Ref: Adelaide - 18 E10 3 1

**Sale Price:** \$480,000 (Normal Sale)      **Sale Date:** 24/01/2024      **Parties Related:**

**RPD:** AL7//D16594

**Property Type:** House      **Land Use:** HOUSE      **Zoning:** NEIGHBOURHOOD

**Valuation Amount:** \$163,000 (01/01/2023)      **Council:** ADELAIDE PLAINS COUNCIL      **Area:** 1,013 m<sup>2</sup> (122 m<sup>2</sup>)

**Features:** Build Yr: 2009, Wall Type: Rendered, Roof Type: Galvanised Iron, Style:      **Area \$/m2:** \$474 (\$3,934)

**Vendor:** THE PROPRIETORS

**Vendor Address:** N/A

**Purchaser:** THE PROPRIETORS

**Purchaser Address:** N/A



### 3 MARY LEE ST, TWO WELLS

UBD Ref: Adelaide - 17 Q7 4 2 2

**Sale Price:** \$726,500 (Normal Sale)      **Sale Date:** 15/01/2024      **Parties Related:**

**RPD:** AL31//D122623

**Property Type:** House      **Land Use:** HOUSE      **Zoning:** MPT\ETAC

**Valuation Amount:** \$205,000 (01/01/2023)      **Council:** ADELAIDE PLAINS COUNCIL      **Area:** 761 m<sup>2</sup> (220 m<sup>2</sup>)

**Features:** Build Yr: 2020, Wall Type: Brick, Roof Type: Colourbond, Style: Conventional,      **Area \$/m2:** \$955 (\$3,302)

**Vendor:** THE PROPRIETORS

**Vendor Address:** N/A

**Purchaser:** THE PROPRIETORS

**Purchaser Address:** N/A



### 9 DESCENNA CRT, TWO WELLS

UBD Ref: Adelaide - 18 D8 4 2 2

**Sale Price:** \$840,000 (Normal Sale)      **Sale Date:** 15/01/2024      **Parties Related:**

**RPD:** AL58//D117831

**Property Type:** House      **Land Use:** HOUSE      **Zoning:** NEIGHBOURHOOD

**Valuation Amount:** \$205,000 (01/01/2023)      **Council:** ADELAIDE PLAINS COUNCIL      **Area:** 1,069 m<sup>2</sup> (218 m<sup>2</sup>)

**Features:** Build Yr: 2019, Wall Type: Brick, Roof Type: Colourbond, Style: Conventional,      **Area \$/m2:** \$786 (\$3,853)

**Vendor:** THE PROPRIETORS

**Vendor Address:** N/A

**Purchaser:** THE PROPRIETORS

**Purchaser Address:** N/A



\* Agents advice or pending sale  
\*\* Agents advices, price withheld.



#### 4 CAMELIA CRES, TWO WELLS

UBD Ref: Adelaide - 18 B4 4 2 2

**Sale Price:** \$750,000 (Normal Sale)      **Sale Date:** 22/12/2023      **Parties Related:**  
**RPD:** AL121//D128457  
**Property Type:** House      **Land Use:** HOUSE      **Zoning:** MPT\ETAC  
**Valuation Amount:** \$200,000 (01/01/2023)      **Council:** ADELAIDE PLAINS COUNCIL      **Area:** 1,080 m<sup>2</sup> (249 m<sup>2</sup>)  
**Features:** Build Yr: 2023, Wall Type: Brick, Roof Type: Colourbond, Style: Conventional,      **Area \$/m2:** \$694 (\$3,012)

**Vendor:** THE PROPRIETORS  
**Vendor Address:** N/A  
**Purchaser:** THE PROPRIETORS  
**Purchaser Address:** N/A



#### 5 FOXGLOVE GR, TWO WELLS

UBD Ref: Adelaide - 18 C4 4 2 2

**Sale Price:** \$855,000 (Normal Sale)      **Sale Date:** 04/12/2023      **Parties Related:**  
**RPD:** AL96//D126733  
**Property Type:** House      **Land Use:** HOUSE      **Zoning:** MPT\ETAC  
**Valuation Amount:** \$181,000 (01/01/2023)      **Council:** ADELAIDE PLAINS COUNCIL      **Area:** 900 m<sup>2</sup> (265 m<sup>2</sup>)  
**Features:** Build Yr: 2022, Wall Type: Brick, Roof Type: Colourbond, Style: Conventional,      **Area \$/m2:** \$950 (\$3,226)

**Vendor:** THE PROPRIETORS  
**Vendor Address:** N/A  
**Purchaser:** THE PROPRIETORS  
**Purchaser Address:** N/A



#### 15 LONGVIEW RD, TWO WELLS

UBD Ref: Adelaide - 18 D9 3 2 8

**Sale Price:** \$775,000 (Normal Sale)      **Sale Date:** 30/11/2023      **Parties Related:**  
**RPD:** AL25//D117831  
**Property Type:** House      **Land Use:** HOUSE      **Zoning:** NEIGHBOURHOOD  
**Valuation Amount:** \$205,000 (01/01/2023)      **Council:** ADELAIDE PLAINS COUNCIL      **Area:** 1,000 m<sup>2</sup> (188 m<sup>2</sup>)  
**Features:** Build Yr: 2019, Wall Type: Brick, Roof Type: Colourbond, Style: Conventional,      **Area \$/m2:** \$775 (\$4,122)

**Vendor:** THE PROPRIETORS  
**Vendor Address:** N/A  
**Purchaser:** THE PROPRIETORS  
**Purchaser Address:** N/A



#### 6 HONEYSUCKLE DR, TWO WELLS

UBD Ref: Adelaide - 18 D4 4 2 4

**Sale Price:** \$880,000 (Normal Sale)      **Sale Date:** 30/11/2023      **Parties Related:**  
**RPD:** AL72//D124546  
**Property Type:** House      **Land Use:** HOUSE      **Zoning:** MPT\ETAC  
**Valuation Amount:** \$193,000 (01/01/2023)      **Council:** ADELAIDE PLAINS COUNCIL      **Area:** 990 m<sup>2</sup> (235 m<sup>2</sup>)  
**Features:** Build Yr: 2022, Wall Type: Brick, Roof Type: Colourbond, Style: Conventional,      **Area \$/m2:** \$889 (\$3,745)

**Vendor:** THE PROPRIETORS  
**Vendor Address:** N/A  
**Purchaser:** THE PROPRIETORS  
**Purchaser Address:** N/A



\* Agents advice or pending sale  
 \*\* Agents advices, price withheld.



## 2A CANALA CRT, TWO WELLS

UBD Ref: Adelaide - 18 C10 3 1 2

**Sale Price:** \$550,000 (Normal Sale)

**Sale Date:** 20/11/2023

**Parties Related:**

**RPD:** AL51//D49917

**Property Type:** House

**Land Use:** HOUSE

**Zoning:** NEIGHBOURHOOD

**Valuation Amount:** \$200,000 (01/01/2023)

**Council:** ADELAIDE PLAINS COUNCIL

**Area:** 1,047 m<sup>2</sup> (129 m<sup>2</sup>)

**Features:** Build Yr: 2002, Wall Type: Rendered, Roof Type: Galvanised Iron, Style:

**Area \$/m<sup>2</sup>:** \$525 (\$4,264)

**Vendor:** THE PROPRIETORS

**Vendor Address:** N/A

**Purchaser:** THE PROPRIETORS

**Purchaser Address:** N/A



## 20 ADAM SMITH AVE, TWO WELLS

UBD Ref: Adelaide - 17 P5

**Sale Price:** \$777,775 (Normal Sale)

**Sale Date:** 10/11/2023

**Parties Related:**

**RPD:** AL320//D127484

**Property Type:** House

**Land Use:** HOUSE

**Zoning:** MPT\ETAC

**Valuation Amount:** \$181,000 (01/01/2023)

**Council:** ADELAIDE PLAINS COUNCIL

**Area:** 575 m<sup>2</sup> (247 m<sup>2</sup>)

**Features:** Build Yr: 2023, Wall Type: Rendered, Roof Type: Colourbond, Style: Conventional,

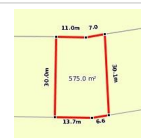
**Area \$/m<sup>2</sup>:** \$1,353 (\$3,149)

**Vendor:** HICKINBOTHAM DEVELOP (TWO WELLS NO

**Vendor Address:** N/A

**Purchaser:** THE PROPRIETORS

**Purchaser Address:** N/A



## 12 GLOVER RD, TWO WELLS

UBD Ref: Adelaide - 18 P14 3 2 6

**Sale Price:** \$747,500 (Normal Sale)

**Sale Date:** 06/11/2023

**Parties Related:**

**RPD:** AL77//D83142

**Property Type:** House

**Land Use:** RURAL RESIDENTIAL

**Zoning:** RULAH

**Valuation Amount:** \$290,000 (01/01/2023)

**Council:** ADELAIDE PLAINS COUNCIL

**Area:** 1.01 ha (186 m<sup>2</sup>)

**Features:** Build Yr: 2009, Wall Type: Cement Sheet; Weatherbrd; Log, Roof Type: Galvanised

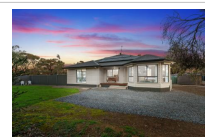
**Area \$/m<sup>2</sup>:** \$74 (\$4,019)

**Vendor:** THE PROPRIETORS

**Vendor Address:** N/A

**Purchaser:** THE PROPRIETORS

**Purchaser Address:** N/A



## 17 LONGVIEW RD, TWO WELLS

UBD Ref: Adelaide - 18 D9 5 2 2

**Sale Price:** \$755,000 (Normal Sale)

**Sale Date:** 06/11/2023

**Parties Related:**

**RPD:** AL26//D117831

**Property Type:** House

**Land Use:** HOUSE

**Zoning:** NEIGHBOURHOOD

**Valuation Amount:** \$205,000 (01/01/2023)

**Council:** ADELAIDE PLAINS COUNCIL

**Area:** 1,000 m<sup>2</sup> (255 m<sup>2</sup>)

**Features:** Build Yr: 2019, Wall Type: Brick, Roof Type: Colourbond, Style: Conventional,

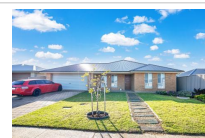
**Area \$/m<sup>2</sup>:** \$755 (\$2,961)

**Vendor:** THE PROPRIETORS

**Vendor Address:** N/A

**Purchaser:** THE PROPRIETORS

**Purchaser Address:** N/A



\* Agents advice or pending sale

\*\* Agents advices, price withheld.



### 25 WILLIAM ST, TWO WELLS

UBD Ref: Adelaide - 18 D10 3 1 1

**Sale Price:** \$525,000 (Normal Sale)      **Sale Date:** 20/10/2023      **Parties Related:**  
**RPD:** AL101//D54398  
**Property Type:** House      **Land Use:** HOUSE      **Zoning:** NEIGHBOURHOOD  
**Valuation Amount:** \$163,000 (01/01/2023)      **Council:** ADELAIDE PLAINS COUNCIL      **Area:** 1,000 m<sup>2</sup> (126 m<sup>2</sup>)  
**Features:** Build Yr: 2009, Wall Type: Cement Sheet; Weatherbrd; Log, Roof Type: Galvanised      **Area \$/m2:** \$525 (\$4,167)

**Vendor:** THE PROPRIETORS  
**Vendor Address:** N/A  
**Purchaser:** THE PROPRIETORS  
**Purchaser Address:** N/A

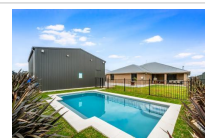


### 10 HONEYSUCKLE DR, TWO WELLS

UBD Ref: Adelaide - 18 D4 4 2 2

**Sale Price:** \$906,000 (Normal Sale)      **Sale Date:** 18/10/2023      **Parties Related:**  
**RPD:** AL70//D124546  
**Property Type:** House      **Land Use:** HOUSE      **Zoning:** MPT\ETAC  
**Valuation Amount:** \$200,000 (01/01/2023)      **Council:** ADELAIDE PLAINS COUNCIL      **Area:** 1,035 m<sup>2</sup> (288 m<sup>2</sup>)  
**Features:** Build Yr: 2022, Wall Type: Brick, Roof Type: Colourbond, Style: Conventional,      **Area \$/m2:** \$875 (\$3,146)

**Vendor:** THE PROPRIETORS  
**Vendor Address:** N/A  
**Purchaser:** THE PROPRIETORS  
**Purchaser Address:** N/A

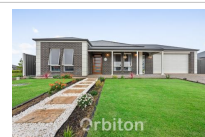


### 1 WILDFLOWER PL, TWO WELLS

UBD Ref: Adelaide - 18 C4 5 2 2

**Sale Price:** \$750,000 (Normal Sale)      **Sale Date:** 16/10/2023      **Parties Related:**  
**RPD:** AL75//D124546  
**Property Type:** House      **Land Use:** HOUSE      **Zoning:** MPT\ETAC  
**Valuation Amount:** \$186,000 (01/01/2023)      **Council:** ADELAIDE PLAINS COUNCIL      **Area:** 931 m<sup>2</sup> (269 m<sup>2</sup>)  
**Features:** Build Yr: 2021, Wall Type: Brick, Roof Type: Colourbond, Style: Conventional,      **Area \$/m2:** \$806 (\$2,788)

**Vendor:** THE PROPRIETORS  
**Vendor Address:** N/A  
**Purchaser:** THE PROPRIETORS  
**Purchaser Address:** N/A



### 33 JEFFERSON BVD, TWO WELLS

UBD Ref: Adelaide - 17 Q6 1

**Sale Price:** \$775,000 (Normal Sale)      **Sale Date:** 13/10/2023      **Parties Related:**  
**RPD:** AL290//D129701  
**Property Type:** House      **Land Use:** HOUSE      **Zoning:** MPT\ETAC  
**Valuation Amount:** \$205,000 (01/01/2023)      **Council:** ADELAIDE PLAINS COUNCIL      **Area:** 779 m<sup>2</sup> (249 m<sup>2</sup>)  
**Features:** Build Yr: 2023, Wall Type: Rendered, Roof Type: Colourbond, Style: Conventional,      **Area \$/m2:** \$995 (\$3,112)

**Vendor:** HICKINBOTHAM DEVELOP (TWO WELLS NO)  
**Vendor Address:** N/A  
**Purchaser:** THE PROPRIETORS  
**Purchaser Address:** N/A



\* Agents advice or pending sale  
 \*\* Agents advices, price withheld.



### 19 WALTER AVE, TWO WELLS

UBD Ref: Adelaide - 18 C7 5 2 2

**Sale Price:** \$690,000 (Normal Sale)

**Sale Date:** 06/10/2023

**Parties Related:**

**RPD:** AL2//D84941

**Property Type:** House

**Land Use:** HOUSE

**Zoning:** NEIGHBOURHOOD

**Valuation Amount:** \$225,000 (01/01/2023)

**Council:** ADELAIDE PLAINS COUNCIL

**Area:** 1,200 m<sup>2</sup> (251 m<sup>2</sup>)

**Features:** Build Yr: 2014, Wall Type: Brick, Roof Type: Galvanised Iron, Style: Conventional,

**Area \$/m2:** \$575 (\$2,749)

**Vendor:** THE PROPRIETORS

**Vendor Address:** N/A

**Purchaser:** THE PROPRIETORS

**Purchaser Address:** N/A



### 27 JEFFERSON BVD, TWO WELLS

UBD Ref: Adelaide - 17 Q6 4 2 2

**Sale Price:** \$765,000 (Normal Sale)

**Sale Date:** 05/10/2023

**Parties Related:**

**RPD:** AL363//D129701

**Property Type:** House

**Land Use:** HOUSE

**Zoning:** MPT\ETAC

**Valuation Amount:** \$205,000 (01/01/2023)

**Council:** ADELAIDE PLAINS COUNCIL

**Area:** 786 m<sup>2</sup> (245 m<sup>2</sup>)

**Features:** Build Yr: 2023, Wall Type: Rendered, Roof Type: Colourbond, Style: Conventional,

**Area \$/m2:** \$973 (\$3,122)

**Vendor:** THE PROPRIETORS

**Vendor Address:** N/A

**Purchaser:** THE PROPRIETORS

**Purchaser Address:** N/A



### 12 JEAN AVE, TWO WELLS

UBD Ref: Adelaide - 18 C6 4 2 3

**Sale Price:** \$725,000 (Normal Sale)

**Sale Date:** 29/09/2023

**Parties Related:**

**RPD:** AL28//D65726

**Property Type:** House

**Land Use:** HOUSE

**Zoning:** NEIGHBOURHOOD

**Valuation Amount:** \$230,000 (01/01/2023)

**Council:** ADELAIDE PLAINS COUNCIL

**Area:** 1,261 m<sup>2</sup> (257 m<sup>2</sup>)

**Features:** Build Yr: 2005, Wall Type: Brick, Roof Type: Galvanised Iron, Style: Conventional,

**Area \$/m2:** \$575 (\$2,821)

**Vendor:** THE PROPRIETORS

**Vendor Address:** N/A

**Purchaser:** THE PROPRIETORS

**Purchaser Address:** N/A



### 45 MAGNOLIA BVD, TWO WELLS

UBD Ref: Adelaide - 18 D5 4 2 2

**Sale Price:** \$860,000 (Normal Sale)

**Sale Date:** 27/09/2023

**Parties Related:**

**RPD:** AL248//D120332

**Property Type:** House

**Land Use:** HOUSE

**Zoning:** MPT\ETAC

**Valuation Amount:** \$305,000 (01/01/2023)

**Council:** ADELAIDE PLAINS COUNCIL

**Area:** 1,803 m<sup>2</sup> (316 m<sup>2</sup>)

**Features:** Build Yr: 2020, Wall Type: Brick, Roof Type: Colourbond, Style: Conventional,

**Area \$/m2:** \$477 (\$2,722)

**Vendor:** THE PROPRIETORS

**Vendor Address:** N/A

**Purchaser:** THE PROPRIETORS

**Purchaser Address:** N/A



\* Agents advice or pending sale

\*\* Agents advices, price withheld.



### 7 WISTERIA GR, TWO WELLS

UBD Ref: Adelaide - 18 D4 5 2 2

**Sale Price:** \$755,000 (Normal Sale)      **Sale Date:** 07/09/2023      **Parties Related:**  
**RPD:** AL58//D124546  
**Property Type:** House      **Land Use:** HOUSE      **Zoning:** MPT\ETAC  
**Valuation Amount:** \$181,000 (01/01/2023)      **Council:** ADELAIDE PLAINS COUNCIL      **Area:** 900 m<sup>2</sup> (296 m<sup>2</sup>)  
**Features:** Build Yr: 2022, Wall Type: Brick, Roof Type: Colourbond, Style: Conventional,      **Area \$/m2:** \$839 (\$2,551)

**Vendor:** THE PROPRIETORS  
**Vendor Address:** N/A  
**Purchaser:** THE PROPRIETORS  
**Purchaser Address:** N/A

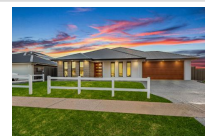


### 1 ALMOND BVD, TWO WELLS

UBD Ref: Adelaide - 18 D4 4 2 2

**Sale Price:** \$690,000 (Normal Sale)      **Sale Date:** 29/08/2023      **Parties Related:**  
**RPD:** AL33//D125513  
**Property Type:** House      **Land Use:** HOUSE      **Zoning:** MPT\ETAC  
**Valuation Amount:** \$187,000 (01/01/2023)      **Council:** ADELAIDE PLAINS COUNCIL      **Area:** 951 m<sup>2</sup> (263 m<sup>2</sup>)  
**Features:** Build Yr: 2021, Wall Type: Brick, Roof Type: Colourbond, Style: Conventional,      **Area \$/m2:** \$726 (\$2,624)

**Vendor:** THE PROPRIETORS  
**Vendor Address:** N/A  
**Purchaser:** THE PROPRIETORS  
**Purchaser Address:** N/A



### 48 DAWKINS RD, TWO WELLS

UBD Ref: Adelaide - 29 A1 4 2 1

**Sale Price:** \$840,000 (Normal Sale)      **Sale Date:** 25/08/2023      **Parties Related:**  
**RPD:** AL31//D65294  
**Property Type:** House      **Land Use:** RURAL RESIDENTIAL      **Zoning:** RULVAH  
**Valuation Amount:** \$320,000 (01/01/2023)      **Council:** ADELAIDE PLAINS COUNCIL      **Area:** 1.01 ha (168 m<sup>2</sup>)  
**Features:** Build Yr: 2006, Wall Type: Cement Sheet, Weatherbrd, Log, Roof Type: Galvanised      **Area \$/m2:** \$83 (\$5,000)

**Vendor:** THE PROPRIETORS  
**Vendor Address:** N/A  
**Purchaser:** THE PROPRIETORS  
**Purchaser Address:** N/A



### 82 HAYMAN RD, TWO WELLS

UBD Ref: Adelaide - 18 Q12 3 1 2

**Sale Price:** \$710,600 (Normal Sale)      **Sale Date:** 17/08/2023      **Parties Related:**  
**RPD:** AL9//D6688  
**Property Type:** House      **Land Use:** RURAL RESIDENTIAL      **Zoning:** RULVAH  
**Valuation Amount:** \$345,000 (01/01/2023)      **Council:** ADELAIDE PLAINS COUNCIL      **Area:** 2.02 ha (114 m<sup>2</sup>)  
**Features:** Build Yr: 2002, Wall Type: Cement Sheet; Weatherbrd; Log, Roof Type: Galvanised      **Area \$/m2:** \$35 (\$6,233)

**Vendor:** THE PROPRIETORS  
**Vendor Address:** N/A  
**Purchaser:** THE PROPRIETORS  
**Purchaser Address:** N/A



\* Agents advice or pending sale  
 \*\* Agents advices, price withheld.





### 9 HAYEK DR, TWO WELLS

UBD Ref: Adelaide - 17 P6



**Sale Price:** \$650,000 (Normal Sale)

**Sale Date:** 16/08/2023

**Parties Related:**

**RPD:** AL329//D127484

**Property Type:** House

**Land Use:** HOUSE

**Zoning:** MPT\ETAC

**Valuation Amount:** \$200,000 (01/01/2023)

**Council:** ADELAIDE PLAINS COUNCIL

**Area:** 640 m<sup>2</sup> (228 m<sup>2</sup>)

**Features:** Build Yr: 2023, Wall Type: Brick, Roof Type: Colourbond, Style: Conventional,

**Area \$/m<sup>2</sup>:** \$1,016 (\$2,851)

**Vendor:** HICKINBOTHAM DEVELOP (TWO WELLS NO

**Vendor Address:** N/A

**Purchaser:** THE PROPRIETORS

**Purchaser Address:** N/A



### 4 MALLEE CRT, TWO WELLS

UBD Ref: Adelaide - 28 Q4



4



2



2

**Sale Price:** \$841,000 (Normal Sale)

**Sale Date:** 08/08/2023

**Parties Related:**

**RPD:** AL17//D95828

**Property Type:** House

**Land Use:** RURAL RESIDENTIAL

**Zoning:** RUL\AH

**Valuation Amount:** \$275,000 (01/01/2023)

**Council:** ADELAIDE PLAINS COUNCIL

**Area:** 1.12 ha (275 m<sup>2</sup>)

**Features:** Build Yr: 2016, Wall Type: Brick, Roof Type: Colourbond, Style: Conventional,

**Area \$/m<sup>2</sup>:** \$75 (\$3,058)

**Vendor:** THE PROPRIETORS

**Vendor Address:** N/A

**Purchaser:** THE PROPRIETORS

**Purchaser Address:** N/A



\* Agents advice or pending sale

\*\* Agents advices, price withheld.