

244 Sturt Road Marion

Ray White Real Estate – Sam 0401 757 819

Updated 30 May 2019

Certificate of Title	Certificate of Title Volume 5660 Folio 780
Land Description	Allotment 1 in Filed Plan 147235 in the area named Marion, Hundred of Noarlunga
Owner	██████████
Area of Land	Approximately 867 sq m
Ward	Warriparinga
Ray White website link	https://raywhitebrighton.com.au/properties/residential-for-sale/sa/marion-5043/house/2116479
Asking Price	\$450,000 - \$490,000
Valuer General's Valuation	Site Value - \$520,000 Capital Value - \$520,000
Date of Last Sale	6/5/19
Amount of Last Sale	\$450,000
Valuation – Independent Valuer 1	Valuer not engaged
Valuation – Independent Valuer 2	Valuer not engaged
Description	<p>The property is advertised as:</p> <p>The house on 244 Sturt Road Marion is in its Original 1960's condition and set on approx. 900sqm. It is not often an opportunity to acquire a property of this size and in such a central location becomes available on the market.</p> <p>Ideal for the lovers of the 60's era to renovate an original property and with plenty of land to add an extension.</p> <p>Four good sized bedrooms, a centrally located bathroom with a separate toilet, lounge room and good sized kitchen. There is a covered back veranda, large back yard with a double sized shed.</p>
Encumbrances	Nil
Easements	Nil
Tenancy	Vacant
Heritage Listing	Not listed

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Contamination	<p>Council's records indicate that there is no known contamination.</p> <p>Further information will be provided on the Property Interest Report when available from the land agent</p>
Zoning / Land Use	<p>Zoned – Residential Northern Policy Area 13</p> <p>Land Use – House</p>
Development Applications	Nil
Development Potential as part of the Marion Sports Club	<p>Any change of use application would be considered on its merits at the time.</p> <p>Consideration as to what the allotment will be used for , including its potential amenity impacts (i.e. if it is used as a car park then noise etc,) would impact any potential assessment.</p> <p>Unfortunately we could not provide a definitive answer one way or the other - this would be provided via an assessment.</p> <p>If the Marion Sports and Community Club are looking to expand their use(s) onto that land, then it will be a change of use to a non-residential use upon that land. To this end, it's worth considering that the Development Plan stipulates a number of non-residential uses such as "shop, office and consulting rooms, with a gross leasable area of more than 150sqm or "indoor recreational centre" or "car parking" as non-complying. Therefore, if the result is a change of use over that land to one which is deemed non-complying, then you would need to pursue a non-complying process.</p>
Drainage and other Council Infrastructure on the Land	None
Statutory Easements	<p>South Australia's electricity supply and transmission businesses have statutory easements over land where part of the electricity distribution or transmission system was on, above or under the land as at particular dates specified by legislation. This date changes from time to time. Where in existence, statutory easements provide electricity supply and transmission businesses with the right of entry to operate, repair, examine, replace, modify or maintain their equipment and to bring any vehicles or equipment onto the land and to install, operate and carry out work on any telecommunications cables or equipment that may be incorporated in or attached to their equipment.</p> <p>A statutory easement is not generally registered on the title for the land.</p>
Trees	Unable to determine from a desktop study. It appears that there is a large tree in the front yard.

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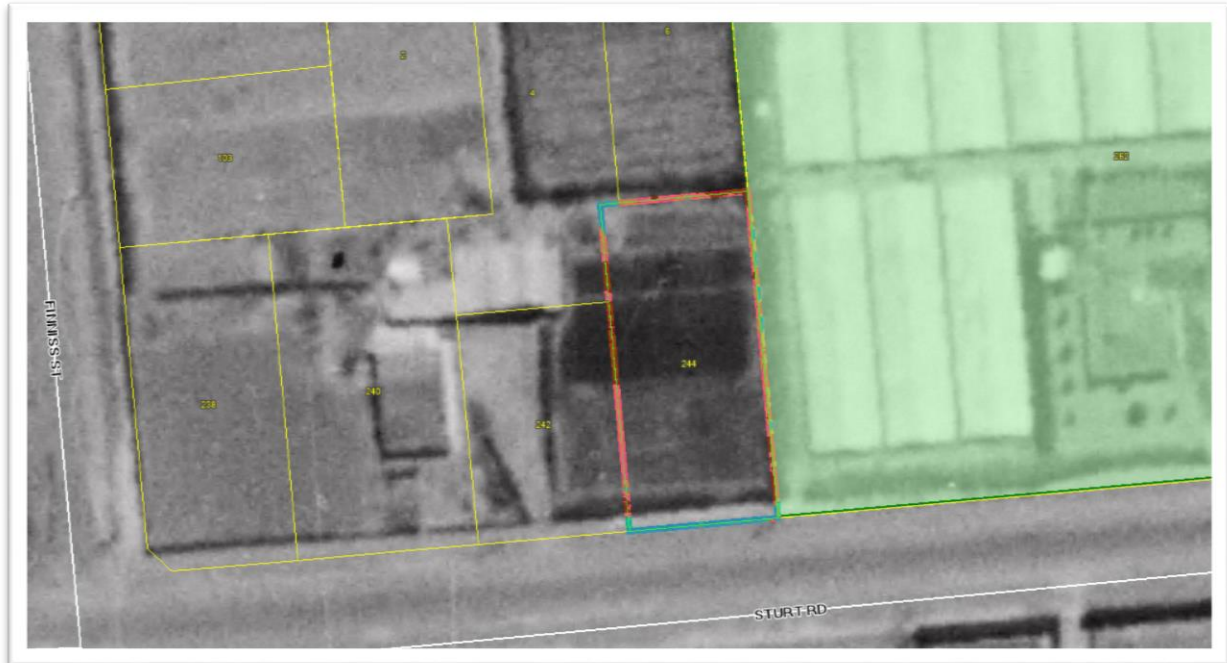
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Rates and Taxes 2018/19 (per annum)	ESL	\$ tba
	Land Tax	\$ tba
	Council per annum approx	\$2,183.30
	SA Water per qtr	\$226.67
	Exemptions may be available from the beginning of the next financial year following the settlement date.	
	NOTE: The full details of the property are not available as at 30 May 2019	

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Historical Images

1949 Aerial Image



1999 Aerial Image



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Current Images



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ESTIMATED PURCHASE COSTS

Estimated purchase costs of 244 Sturt Road Marion as a stand alone purchase (see note above)	
Estimated adjustment of rates and taxes on the basis that settlement is in early July 2019 - Exemptions may be available from the beginning of the next financial year following the settlement date	\$1,000
Stamp Duty based on a \$500,000 purchase price	\$21,130
Lands Titles Office registration fee (fees will increase on 1 July 2019)	\$3,993
Conveyancing (inc GST)	\$880
Searches and disbursements	\$350
TOTAL	\$27,353

Ownership information of properties bounded by the Marion Croquet Club, Shelley Avenue,
Finniss Street and Sturt Road, Marion

Address	Certificate of Title	Date of purchase	Purchase price (if readily available at no cost)	VG's Capital Value
238 Sturt Road Marion	5656/754	25/11/2005	\$246,500	\$465,000
240 Sturt Road Marion	5477/260	7/11/1997		\$430,000
242 Sturt Road Marion	6066/577	24/9/1971		\$425,000
244 Sturt Road Marion	5660/780	6/5/2019	\$450,000	\$520,000
101 Finniss Street Marion	5117/203	24/10/2001		\$445,000
103 Finniss Street Marion	5369/130	22/3/2012	Pursuant to a will	\$445,000
2 Shelley Avenue Marion	6222/210	15/1/2014	\$447,500	\$500,000
4 Shelley Avenue Marion	6222/211	18/4/2017	\$594,000	\$550,000
6 Shelley Avenue Marion	5359/450	4/11/1996		\$465,000
TOTAL CAPITAL VALUE AS PER THE VALUER GENERAL'S ASSESSMENT				\$4,245,000

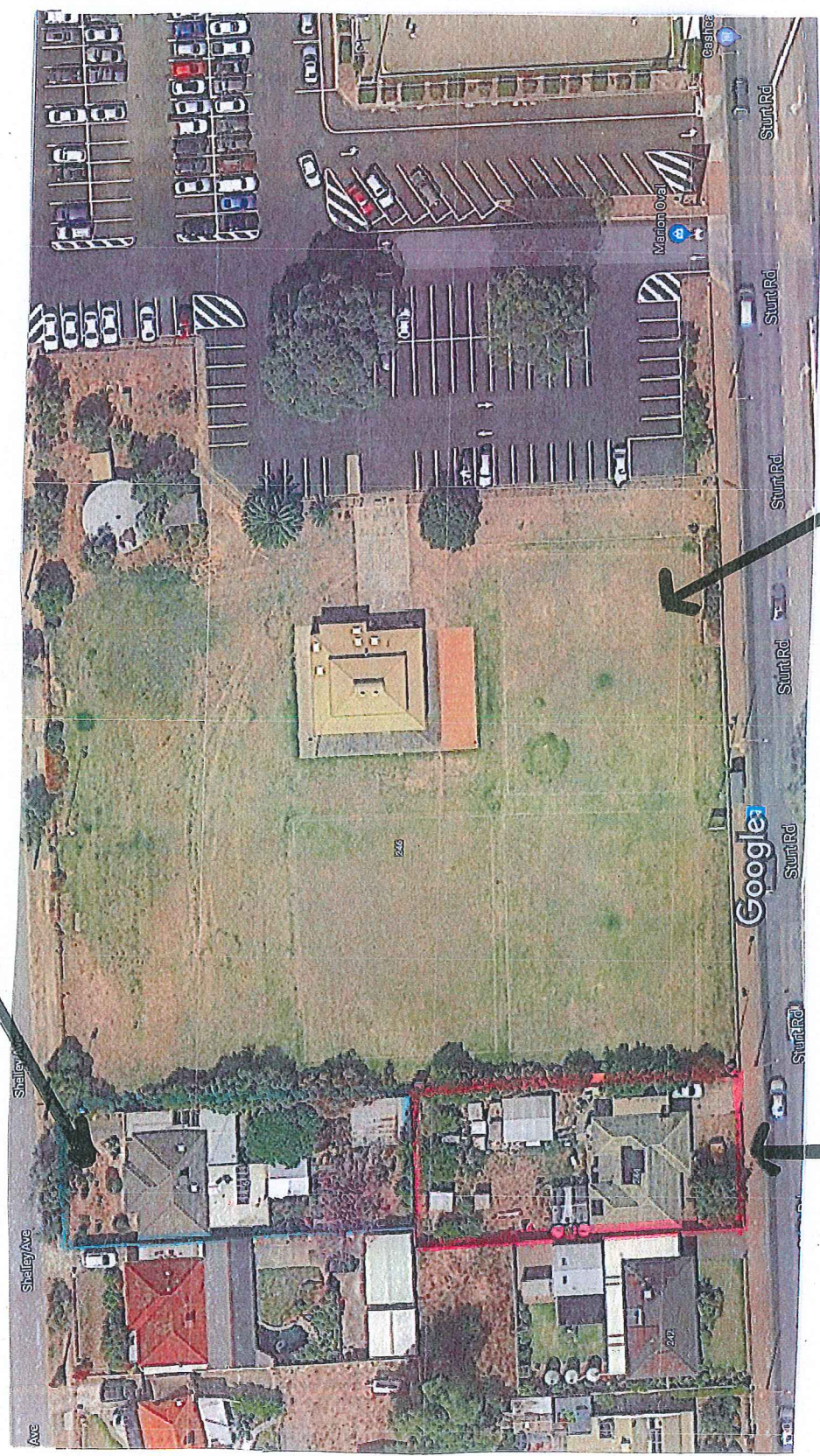
NOTES

1. The Valuer General's valuation may not reflect the actual market value of the property. As shown above, the recent sale price of 244 Sturt Road Marion is substantially lower than the Valuer General's value. This may be due to the condition of the dwelling.
2. Full property details are not available as at 30 May 2019
3. The Stamp Duties Act provides that where one or more purchases arise substantially out of one transaction, stamp duty is paid on the total of all purchase prices. A purchase of two or more of the properties above within a 12 month timeframe will be captured by this provision.

Estimated purchase costs of all nine properties as one transaction	
Estimated adjustment of rates and taxes on the basis that settlement is in early July 2019 - Exemptions may be available from the beginning of the next financial year following the settlement date	\$9,000
Stamp Duty based on a \$4,245,000	\$227,305
Lands Titles Office registration fee based on \$4,245,000 (fees will increase on 1 July 2019)	\$34,930
Conveyancing (inc GST) (subject to fee estimates)	\$9,000
Searches and disbursements	\$3,150
TOTAL	\$283,385

Site Plan

6 Shelley Ave



244 Sturt Road

Marion Croquet Club Site