



CoreLogic[®]
RP Data

27 Vera Place Tingalpa QLD 4173

» RP AUTOVAL
Automated Valuation

Prepared On 19 April 2017



Sep 16

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>> PROPERTY DESCRIPTION



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27 Vera Place Tingalpa QLD 4173

ESTIMATED VALUE: **\$733,202**

Estimated Price Range: **\$679,340 - \$787,063**

FSD* \pm **7%**

(Forecast Standard Deviation)

This estimate value has been compiled incorporating attribute data provided solely by RP Data and its suppliers.

Valuation as at:
30 June 2016

Attributes used for this model



Sales History

Sale Date	Sale Price	Sale Type
23 Apr 2010	\$720,000	Normal Sale
7 Feb 2008	\$318,000	Normal Sale

Year Built:	2008
Floor Area:	Not Specified
Condition of Property:	No Response
Property Type:	HOUSE
Land Use:	Single Unit Dwelling
LotPlan:	30/SP214586 TINGALPA QLD
Last Sale Date/Price:	23 Apr 2010, \$720,000

* A Forecast Standard Deviation is an estimate of the variation between a modelled automated valuation and the market value of a property. A smaller FSD indicates our automated valuation is likely closer to the true market value of a property than a larger FSD.

>> LOCATION HIGHLIGHTS



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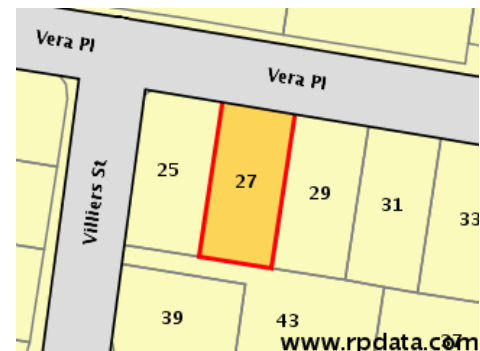


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>> PAST SALES

	<h3>16A Victor Street Tingalpa, QLD, 4173</h3>									
<table border="1"> <tbody> <tr> <td>Sold Price:</td> <td>\$460,000</td> </tr> <tr> <td>Sold Date:</td> <td>27 Mar 2013</td> </tr> <tr> <td>Land Size:</td> <td>451m2</td> </tr> <tr> <td>Distance From Subject:</td> <td>0.25km</td> </tr> </tbody> </table>		Sold Price:	\$460,000	Sold Date:	27 Mar 2013	Land Size:	451m2	Distance From Subject:	0.25km	<p>Attributes: 4 Beds, 2 Baths, 2 Car Spaces, 1 Lock Up Garages, 1 Ensuities</p>
Sold Price:	\$460,000									
Sold Date:	27 Mar 2013									
Land Size:	451m2									
Distance From Subject:	0.25km									
	<h3>26 Vera Place Tingalpa, QLD, 4173</h3>									
<table border="1"> <tbody> <tr> <td>Sold Price:</td> <td>\$1,120,000</td> </tr> <tr> <td>Sold Date:</td> <td>9 Jun 2015</td> </tr> <tr> <td>Land Size:</td> <td>1163m2</td> </tr> <tr> <td>Distance From Subject:</td> <td>0.05km</td> </tr> </tbody> </table>		Sold Price:	\$1,120,000	Sold Date:	9 Jun 2015	Land Size:	1163m2	Distance From Subject:	0.05km	<p>Attributes: 5 Beds, 2 Baths, 6 Car Spaces, 6 Lock Up Garages, 1 Ensuities</p>
Sold Price:	\$1,120,000									
Sold Date:	9 Jun 2015									
Land Size:	1163m2									
Distance From Subject:	0.05km									
	<h3>32 Vera Place Tingalpa, QLD, 4173</h3>									
<table border="1"> <tbody> <tr> <td>Sold Price:</td> <td>\$405,000</td> </tr> <tr> <td>Sold Date:</td> <td>21 Apr 2013</td> </tr> <tr> <td>Land Size:</td> <td>1163m2</td> </tr> <tr> <td>Distance From Subject:</td> <td>0.05km</td> </tr> </tbody> </table>		Sold Price:	\$405,000	Sold Date:	21 Apr 2013	Land Size:	1163m2	Distance From Subject:	0.05km	<p>Attributes: 4 Beds, 2 Baths, 2 Lock Up Garages, 1 Ensuities</p>
Sold Price:	\$405,000									
Sold Date:	21 Apr 2013									
Land Size:	1163m2									
Distance From Subject:	0.05km									
	<h3>15 Vera Place Tingalpa, QLD, 4173</h3>									
<table border="1"> <tbody> <tr> <td>Sold Price:</td> <td>\$575,000</td> </tr> <tr> <td>Sold Date:</td> <td>20 Oct 2012</td> </tr> <tr> <td>Land Size:</td> <td>500m2</td> </tr> <tr> <td>Distance From Subject:</td> <td>0.08km</td> </tr> </tbody> </table>		Sold Price:	\$575,000	Sold Date:	20 Oct 2012	Land Size:	500m2	Distance From Subject:	0.08km	<p>Attributes: 4 Beds, 2 Baths, 2 Car Spaces, 2 Lock Up Garages, 1 Ensuities</p>
Sold Price:	\$575,000									
Sold Date:	20 Oct 2012									
Land Size:	500m2									
Distance From Subject:	0.08km									
	<h3>17 Vera Place Tingalpa, QLD, 4173</h3>									
<table border="1"> <tbody> <tr> <td>Sold Price:</td> <td>\$656,000</td> </tr> <tr> <td>Sold Date:</td> <td>4 Feb 2012</td> </tr> <tr> <td>Land Size:</td> <td>450m2</td> </tr> <tr> <td>Distance From Subject:</td> <td>0.08km</td> </tr> </tbody> </table>		Sold Price:	\$656,000	Sold Date:	4 Feb 2012	Land Size:	450m2	Distance From Subject:	0.08km	<p>Attributes: 5 Beds, 3 Baths, 2 Car Spaces, 2 Lock Up Garages, 1 Ensuities</p>
Sold Price:	\$656,000									
Sold Date:	4 Feb 2012									
Land Size:	450m2									
Distance From Subject:	0.08km									
	<h3>31 Verdun Street Tingalpa, QLD, 4173</h3>									
<table border="1"> <tbody> <tr> <td>Sold Price:</td> <td>\$602,000</td> </tr> <tr> <td>Sold Date:</td> <td>10 Nov 2015</td> </tr> <tr> <td>Land Size:</td> <td>599m2</td> </tr> <tr> <td>Distance From Subject:</td> <td>0.16km</td> </tr> </tbody> </table>		Sold Price:	\$602,000	Sold Date:	10 Nov 2015	Land Size:	599m2	Distance From Subject:	0.16km	<p>Attributes: 4 Beds, 2 Baths, 2 Car Spaces, 2 Lock Up Garages</p>
Sold Price:	\$602,000									
Sold Date:	10 Nov 2015									
Land Size:	599m2									
Distance From Subject:	0.16km									

>> TINGALPA STATISTICS - A SNAP SHOT

Incorporating RP Data's Suburb Scorecard

TINGALPA - Median Price

Period	Median Price for Houses	Median Price for Units
2017	\$513,500	\$368,000

TINGALPA - Past Sales - Houses

2017	2016	2015	2014	2013	2012	2011	2010	2009	2008
13	147	149	117	125	109	92	121	148	109

TINGALPA - Past Sales - Units

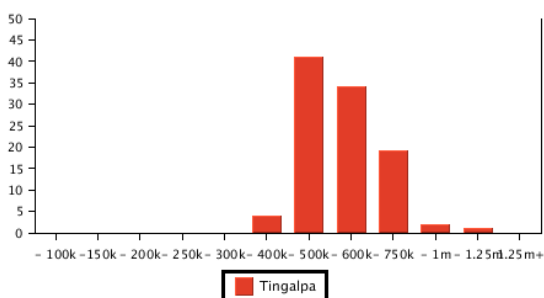
2017	2016	2015	2014	2013	2012	2011	2010	2009	2008
3	43	57	96	49	69	30	47	55	62

Capital Growth

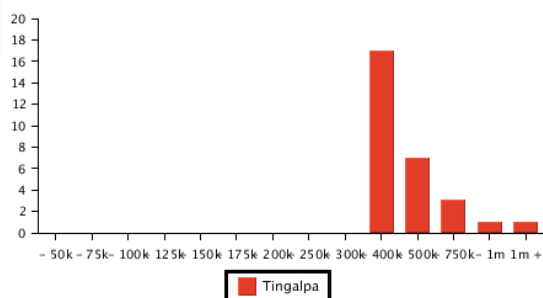
Period	Capital Growth % Houses	Capital Growth % Units
2016	7%	2.1%
2015	2.6%	-6.7%
2014	6.4%	11.3%
2013	3.5%	-13.2%

Sales By Price (Past 12 Months)

Houses



Units



>> THANK YOU

Thank you for your interest in our RP Estimates. We appreciate your business and wish you luck with your future property transactions.

Contact CoreLogic:

If you have any questions or concerns about the information in this report, please contact our customer care team.

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Email us: customercare@corelogic.com.au

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