

# IntelliVal Automated Valuation Estimate

Prepared on 10 March 2023



212/45 Shakespeare Street Coorparoo QLD 4151

Estimated Value:

**\$630,000**

Estimated Value Confidence:



Low

High

Estimated Price Range:

**\$575,000 - \$688,000**

Property Attributes:



2



2



2



80m<sup>2</sup>



Year Built

2016



Land Area

97m<sup>2</sup>



Property Type

Unit



Land Use

Building Units (Primary Use Only)



Development Zoning

Not zoned

## Sales History

Sale Date	Sale Price	Sale Type
08 Sep 2017	\$535,000	Normal Sale

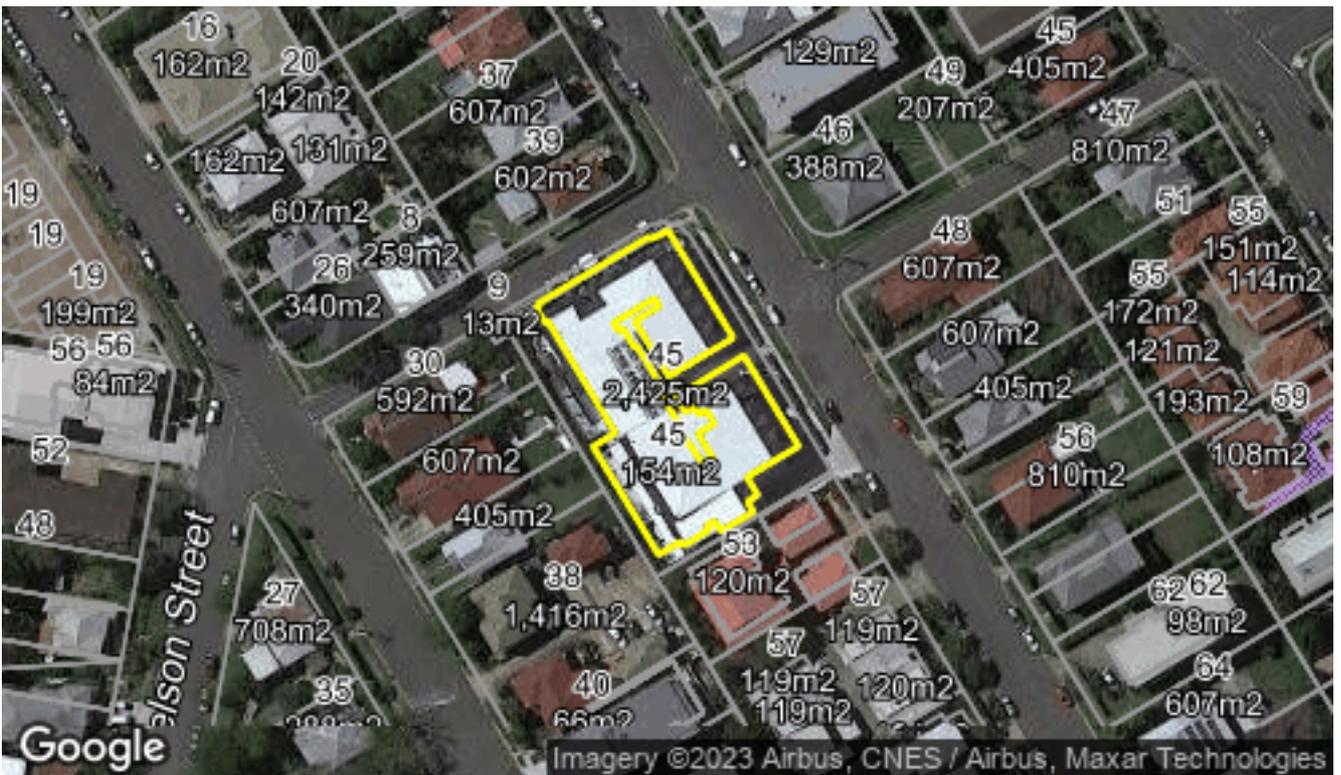
Estimated Value as at 06 March 2023. An automated valuation model estimate (Estimated Value) is a statistically derived estimate of the value of the subject property. An Estimated Value must not be relied upon as a professional valuation or an accurate representation of the market value of the subject property as determined by the valuer.

For further information about confidence levels, please refer to the end of this document.

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### Location Highlights



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## Recently Sold Properties



2 2 2 99m<sup>2</sup>

**303/45 Shakespeare Street  
Coorparoo QLD 4151**

**Sold Price:** \$690,000

**Sold Date:** 25 January 2023

**Distance from Subject:** 0km

**Features:** 1 No of Study Rooms, Courtyard, Dishwasher



2 2 1 120m<sup>2</sup>

**4/64 Pembroke Road  
Coorparoo QLD 4151**

**Sold Price:** \$590,000

**Sold Date:** 05 December 2022

**Distance from Subject:** 0.3km

**Features:** Lmr2 Low-Medium Density Residential (2 Or 3 Storey Mix), Stone Bench Tops, Porcelain Floor, Dishwasher



2 2 1 112m<sup>2</sup>

**6/56 Kirkland Avenue  
Coorparoo QLD 4151**

**Sold Price:** \$560,000

**Sold Date:** 12 September 2022

**Distance from Subject:** 0.5km

**Features:** Lmr2 Low-Medium Density Residential (2 Or 3 Storey Mix), 2 Floor Level Of Unit, Internal Laundry, Dishwasher, Wall / ceiling

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# 212/45 Shakespeare Street Coorparoo QLD 4151



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2 2 1 125m<sup>2</sup>

4/10 Amelia Street Coorparoo  
QLD 4151

Sold Price: \$550,000

Sold Date: 25 October 2022

Distance from Subject: 0.5km

Features: Lmr2 Low-Medium Density Residential  
(2 Or 3 Storey Mix), 0, 2004 Year Building  
Refurbished



2 2 1 101m<sup>2</sup>

30701/300 Old Cleveland Road  
Coorparoo QLD 4151

Sold Price: **\$700,000**

Sold Date: 10 February 2023

Distance from Subject: 0.5km

Features: Internal Laundry, 1 No of Study  
Rooms, Dishwasher, Gym



2 2 2 97m<sup>2</sup>

8/17 Rialto Street Coorparoo  
QLD 4151

Sold Price: \$591,000

Sold Date: 25 January 2023

Distance from Subject: 0.5km

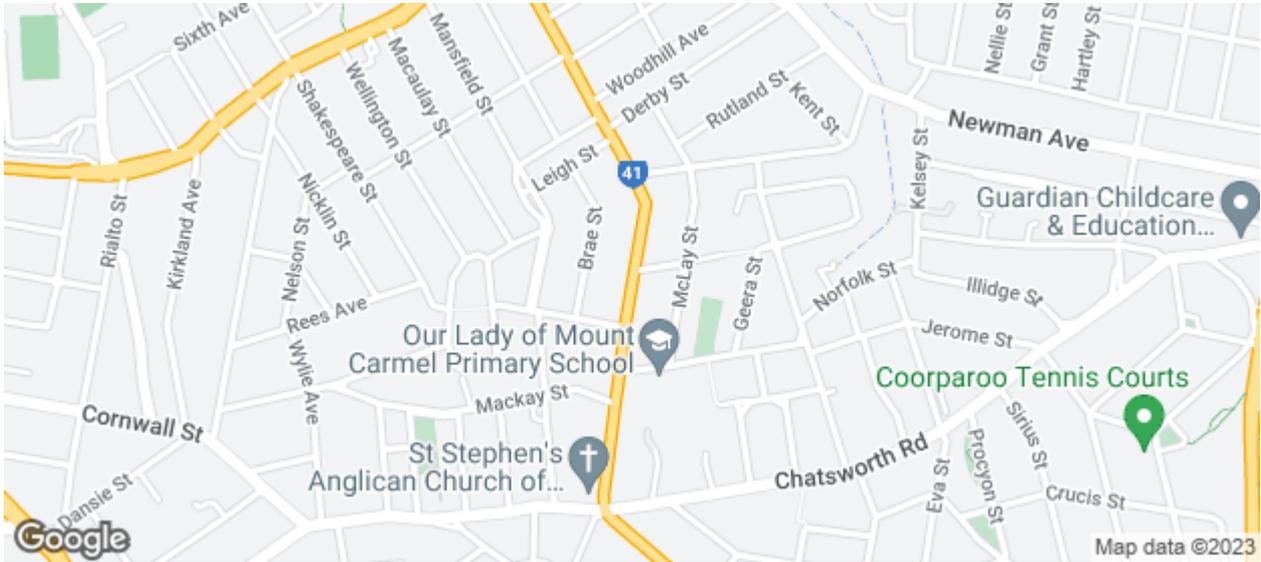
Features: Lmr2 Low-Medium Density Residential  
(2 Or 3 Storey Mix), Dishwasher

**\*Agent Advised**

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## Coorparoo Insights: A Snapshot



### Houses

Median Price

**\$1,289,014**

	Past Sales	Capital Growth
2022	149	↓ 6.90%
2021	248	↑ 45.60%
2020	203	↑ 2.43%
2019	149	↑ 4.03%
2018	174	↓ 1.93%

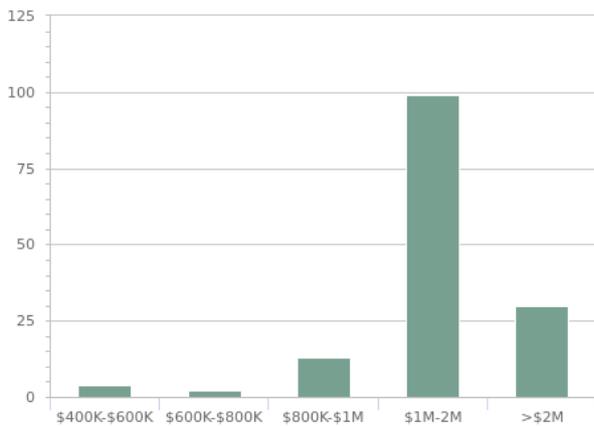
### Units

Median Price

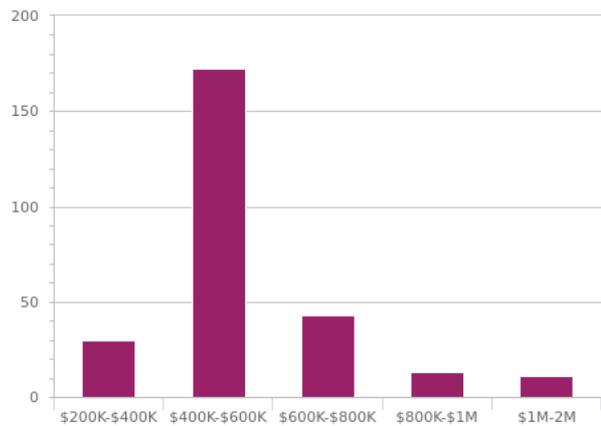
**\$516,745**

	Past Sales	Capital Growth
2022	270	↑ 12.79%
2021	317	↑ 19.96%
2020	179	↓ 1.73%
2019	163	↑ 4.54%
2018	168	↓ 3.91%

### House Sales by Price (Past 12 Months)



### Unit Sales by Price (Past 12 Months)



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The Confidence is based on a statistical calculation as to the probability of the Estimated Value being accurate compared to market value. The available confidence values returned are High, Medium-High, Medium, Medium-Low, and Low. An Estimated Value with a 'High' confidence is considered more reliable than an Estimated Value with a 'Medium-High', 'Medium', 'Medium-Low' or 'Low' confidence. The Confidence is a reflection of the amount of data we have on the property and similar properties in the surrounding areas. Generally, the more data we have for the local real estate market and subject property, the higher the Confidence level will be. Confidence should be considered alongside the Estimated Value.

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



For more information on estimated values: <https://www.corelogic.com.au/estimated-value-faqs>

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