IntelliVal Automated Valuation Estimate

Prepared on 10 October 2022
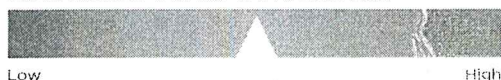
CoreLogic

2/209 Juliette Street Greenslopes QLD 4120

Estimated Value:
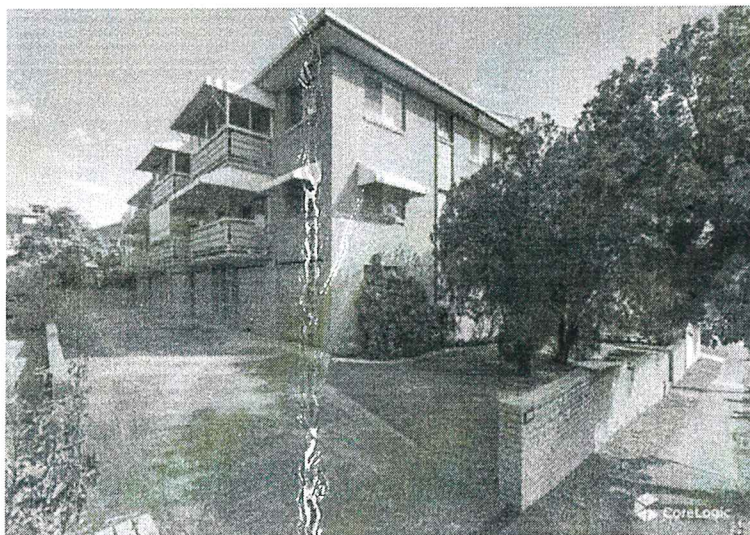
$420,000

Estimated Value Confidence:

Low   High

Estimated Price Range:

$367,000 - $477,000

Property Attributes:

2	1	1	127m²

Year Built	Land Area	Property Type	Land Use	Development Zoning
1970	127m²	Unit	Building Units (Primary Use Only)	Residential b r4

Sales History

Sale Date	Sale Price	Sale Type
18 Sep 2008	$312,000	Normal Sale
11 May 2002	$133,500	Normal Sale
12 Jun 1998	-	Transmission By Death

Estimated Value as at 03 October 2022. 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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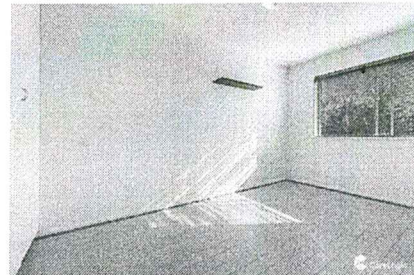## Location Highlights

205
470m2

207
470m2

209
119m2

211
810m2

Google

Imagery ©2022 CNES / Airbus, Maxar Technologies

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Recently Sold Properties

| 2 | 1 | 1 | 135m² |

**6/40 Dunellan Street
Greenslopes QLD 4120**

Sold Price: **$455,000**

Sold Date: 12 September 2022

Distance from Subject: 0.2km

Features: Lmr2 Low-Medium Density Residential (2 Or 3 Storey Mix), Dishwasher, Tiled Floor, Bath, Dishwasher, 1 Toilets, Westerly View

| 2 | 1 | 2 | 135m² |

**2/182 Juliette Street
Greenslopes QLD 4120**

Sold Price: $475,000

Sold Date: 05 August 2022

Distance from Subject: 0.2km

Features: Lmr2 Low-Medium Density Residential (2 Or 3 Storey Mix), close to parklands, close to schools, close to shops, close to transport

| 2 | 1 | 2 | 130m² |

**3/182 Juliette Street
Greenslopes QLD 4120**

Sold Price: $440,000

Sold Date: 04 August 2022

Distance from Subject: 0.2km

Features: Lmr2 Low-Medium Density Residential (2 Or 3 Storey Mix), 1 Dining Rooms, Dishwasher

*Agent Advised

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2 | 1 | 1 | 108m²

1/11 Bunya Street Greenslopes QLD 4120

Sold Price: $390,000

Sold Date: 12 July 2022

Distance from Subject: 0.2km

Features: Lmr2 Low-Medium Density Residential (2 Or 3 Storey Mix), 1 Lounge/Dining Rooms Combined, 4 Other Rooms

2 | 1 | 1 | 111m²

1/58 Peach Street Greenslopes QLD 4120

Sold Price: $463,500

Sold Date: 13 April 2022

Distance from Subject: 0.4km

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

2 | 1 | 1 | 90m²

3/33 Thomas Street Greenslopes QLD 4120

Sold Price: $413,000

Sold Date: 17 August 2022

Distance from Subject: 0.4km

Features: Lmr2 Low-Medium Density Residential (2 Or 3 Storey Mix), Carpet Floor, 2 Total Floors In Building
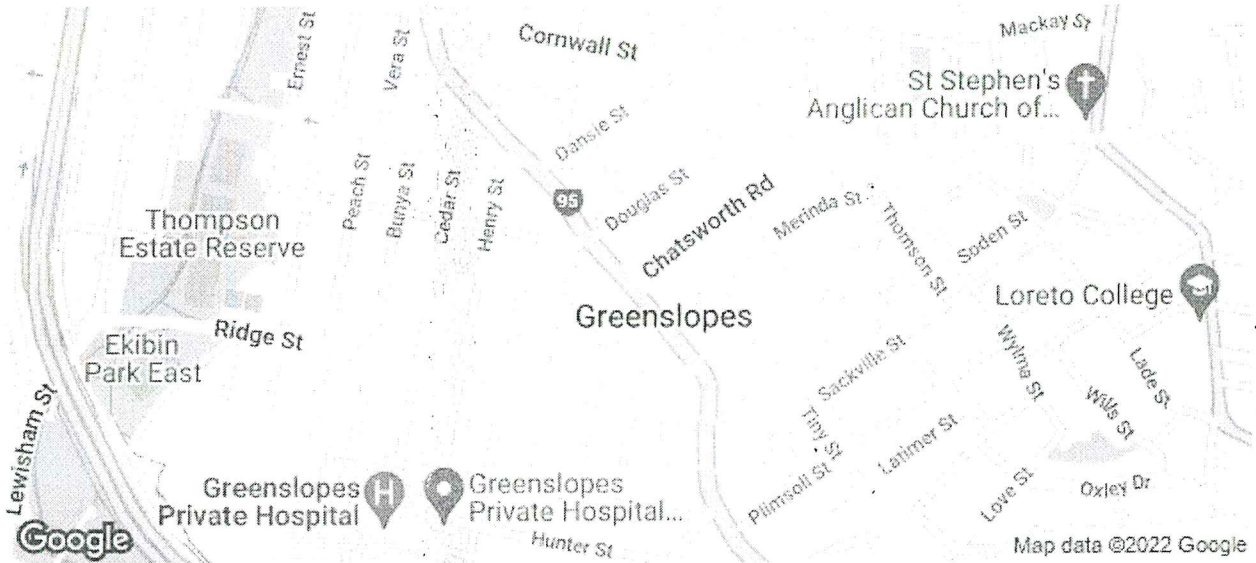
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Greenslopes Insights: A Snapshot

Map data ©2022 Google

Houses

Median Price

$1,331,248

	Past Sales	Capital Growth
2022	84	↑ 14.27%
2021	117	↑ 17.69%
2020	78	↑ 13.83%
2019	68	↓ 6.71%
2018	75	↑ 5.73%

Units

Median Price

$513,757

	Past Sales	Capital Growth
2022	127	↑ 25.49%
2021	129	↑ 6.85%
2020	78	↑ 3.36%
2019	69	↓ 0.28%
2018	60	↓ 3.46%

House Sales by Price (Past 12 Months)
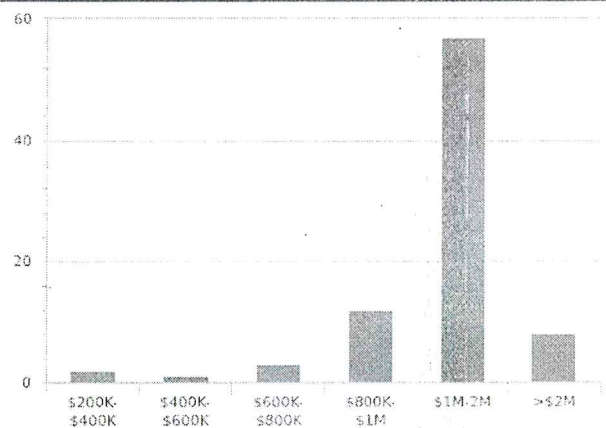
Unit Sales by Price (Past 12 Months)
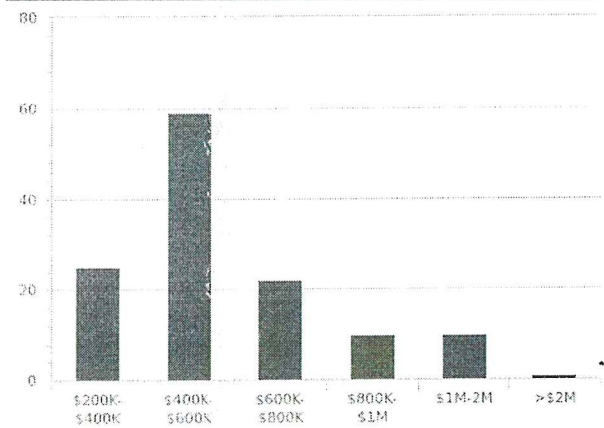
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The Confidence is based on a statistical calculation as to the probability of the Estimated Value being accurate compared to market value. The available confidence values returned are High, Medium-High, Medium, Medium-Low, and Low. An Estimated Value 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.

Low   Medium   High

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

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