

IntelliVal for Professionals Automated Valuation Estimate

Prepared on 08 November 2021



178 Truro Street Urangan QLD 4655

Lot/Plan: 70/RP152770

Estimated Value: **\$398,094**
As at: 28 Jun 2021

FSD*: (Forecast Standard Deviation)
10%

Estimated Price Range:
\$358,285 - \$437,903

Property Attributes:



Year Built

1991



Land Area

623m²



Property Type

House



Land Use

Single Unit Dwelling



Development Zoning

Residential low density (hb)

The estimated value returned in this report is based on an historical date to the current date, and as such the property attributes utilised to calculate this estimate may not match the current property attributes showing in this report.

Sales History

Sale Date	Sale Price	Sale Type
11 Dec 2018	\$340,000	Normal Sale
05 Feb 2008	\$340,000	Normal Sale
03 Feb 1987	\$11,600	Normal Sale

Estimated Value as at 28 June 2021. 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.

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

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

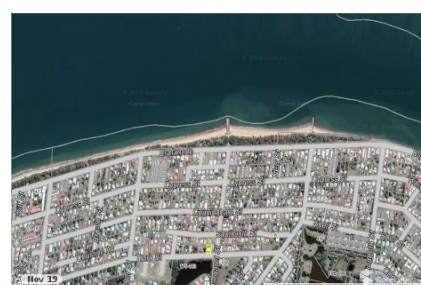
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Location Highlights



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Recently Sold Properties



3 1 2 107m² 738m²

94 Cunningham Street Urangan QLD 4655

Sold Price: \$431,500

Sold Date: 07 August 2021

Distance from Subject: 0.3km

Features: Residential



3 1 2 94m² 607m²

58 William Street Urangan QLD 4655

Sold Price: \$450,000

Sold Date: 17 August 2021

Distance from Subject: 0.4km

Features: Residential, 1 Dining Rooms, 1 Lounge Rooms, Dishwasher, 1 Toilets, 1 Total Floors In Building



3 1 3 105m² 599m²

22 Shell Street Urangan QLD 4655

Sold Price: \$420,000

Sold Date: 09 June 2021

Distance from Subject: 0.7km

Features: Residential, 1 Toilets

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3 1 1 120m² 600m²

2 Debra Court Urangan QLD 4655

Sold Price: \$389,000

Sold Date: 06 September 2021

Distance from Subject: 1.1km

Features: Residential



3 1 1 96m² 659m²

46 Hansen Street Urangan QLD 4655

Sold Price: \$427,500

Sold Date: 16 July 2021

Distance from Subject: 1.3km

Features: Residential



3 1 3 78m² 659m²

50 Hansen Street Urangan QLD 4655

Sold Price: \$402,000

Sold Date: 18 September 2021

Distance from Subject: 1.3km

Features: Residential, 1 Dining Rooms, 1 Lounge Rooms, 1 Lounge/Dining Rooms Combined, 1 Total Floors In Building, Shed

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Urangan Insights: A Snapshot



Houses

Median Price

\$464,390

	Past Sales	Capital Growth
2021	323	↑ 28.30%
2020	253	↑ 7.04%
2019	252	↓ 0.37%
2018	252	↑ 1.92%
2017	221	↑ 7.15%

Units

Median Price

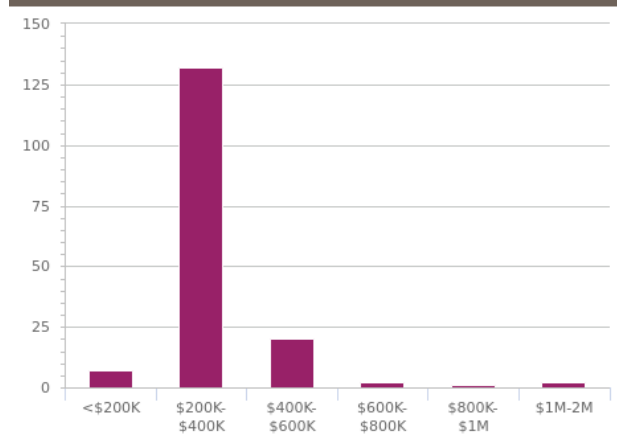
\$339,260

	Past Sales	Capital Growth
2021	165	↑ 29.69%
2020	99	↓ 1.10%
2019	100	↓ 4.19%
2018	99	↑ 10.30%
2017	86	↓ 11.97%

House Sales by Price (Past 12 Months)



Unit Sales by Price (Past 12 Months)



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