

IntelliVal Automated Valuation Estimate

Prepared on 30 September 2020



1708/66 High Street Toowong QLD 4066

Estimated Value:

\$460,000

Estimated Value Confidence:



Estimated Price Range:

\$358,000 - \$560,000

Property Attributes:



Year Built

-



Land Area

63m²



Property Type

Unit



Land Use

Building Units (Primary Use Only)



Development Zoning

Not zoned

Sales History

Sale Date	Sale Price	Sale Type
19 Feb 2015	\$442,500	Normal Sale

Estimated Value as at 14 September 2020. 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.

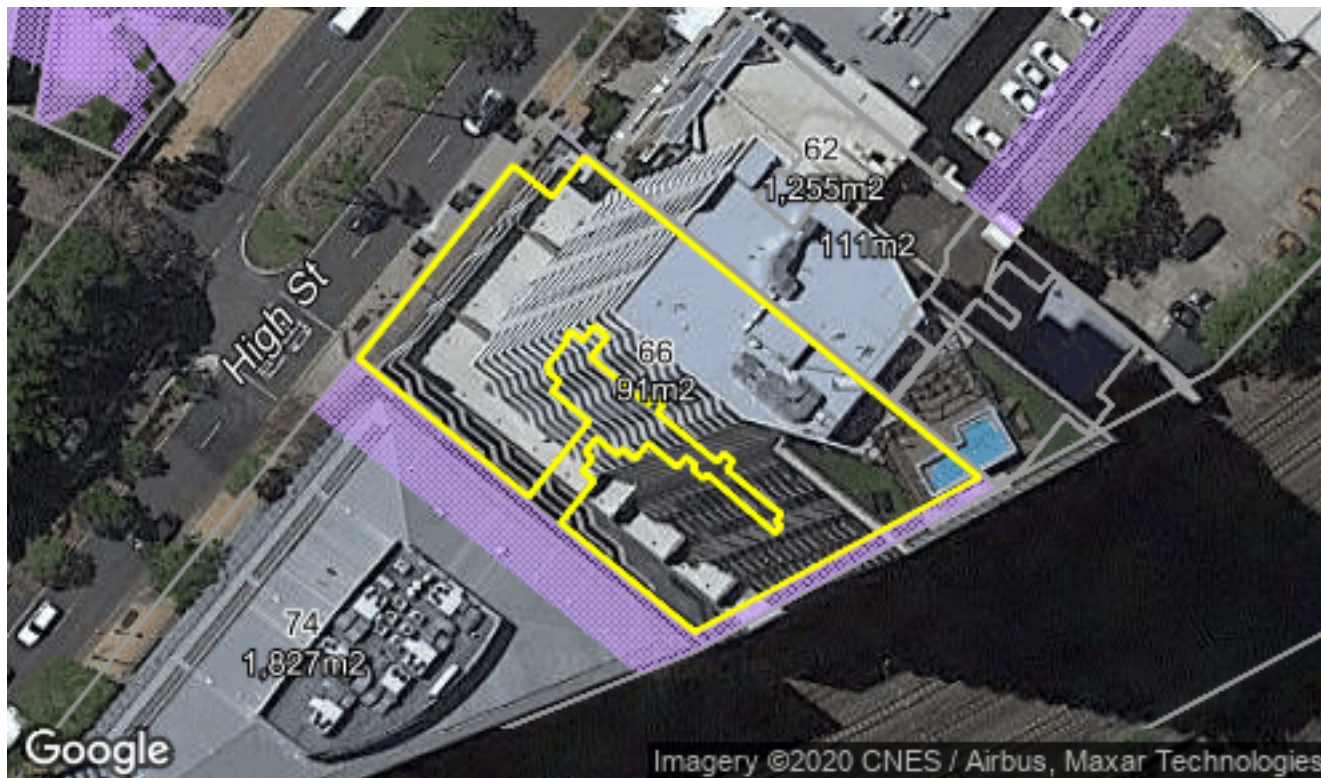
For further information about confidence levels, please refer to the end of this document.

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Location Highlights



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Recently Sold Properties



- - - 166m²

98/35 Morrow Street Taringa QLD 4068

Sold Price: \$520,000

Sold Date: 25 January 2020

Distance from Subject: 1.1km

Features: Mdr Medium Density Residential, 4
Total Floors In Building



- - - 175m²

6/32 Swann Road Taringa QLD 4068

Sold Price: \$508,000

Sold Date: 14 March 2020

Distance from Subject: 1.4km

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



- - - 91m²

4/90 Kensington Terrace Toowong QLD 4066

Sold Price: \$409,000

Sold Date: 18 October 2019

Distance from Subject: 0.1km

Features: Hdr1 High Density Residential (Up to 8
Storeys)

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1	1	1	85m ²

8517/55 Forbes Street West
End QLD 4101

Sold Price: \$400,000

Sold Date: 21 February 2020

Distance from Subject: 0.8km

Features: -

-	-	-	81m ²

90/3 Land Street Toowong
QLD 4066

Sold Price: \$426,000

Sold Date: 03 October 2019

Distance from Subject: 0.8km

Features: Hdr2 High Density Residential (Up to 15 Storeys)

-	-	-	83m ²

2707/9 Sylvan Road Toowong
QLD 4066

Sold Price: \$450,000

Sold Date: 05 November 2019

Distance from Subject: 0.8km

Features: Hdr2 High Density Residential (Up to 15 Storeys)

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Toowong Insights: A Snapshot



Houses

Median Price

\$916,011

	Past Sales	Capital Growth
2020	89	↑ 4.54%
2019	61	↑ 3.73%
2018	88	↑ 0.97%
2017	82	↑ 4.01%
2016	83	↑ 1.84%

Units

Median Price

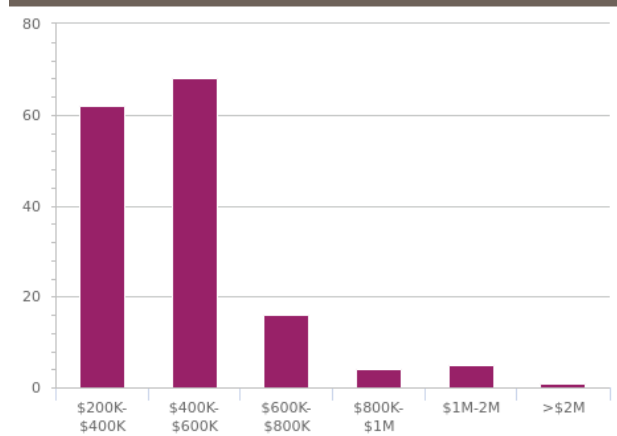
\$432,232

	Past Sales	Capital Growth
2020	156	↑ 1.93%
2019	166	↓ 8.04%
2018	165	↑ 5.18%
2017	235	↓ 4.92%
2016	278	↑ 2.59%

House Sales by Price (Past 12 Months)



Unit Sales by Price (Past 12 Months)



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An Estimated Value is generated (i) by a computer driven mathematical model in reliance on available data; (ii) without the physical inspection of the subject property; (iii) without taking into account any market conditions (including building, planning, or economic), and/or (iv) without identifying observable features or risks (including adverse environmental issues, state of repair, improvements, renovations, aesthetics, views or aspect) which may, together or separately, affect the value.

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How to read Estimated Value

The Confidence is based on a statistical calculation as to the probability of the Estimated Value being accurate compared to market value. An Estimated Value with a 'High' confidence is considered more reliable than an Estimated Value with a 'Medium' 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 colour 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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Email Us: **customercare@corelogic.com.au**