

IntelliVal Automated Valuation Estimate

Prepared on 04 August 2021



7 Casey Court Moranbah QLD 4744

Estimated Value:

\$220,000

Estimated Value Confidence:



Low

High

Estimated Price Range:

\$184,000 - \$254,000

Property Attributes:



3



1



2



92m²



Year Built

1975



Land Area

809m²



Property Type

House



Land Use

Single Unit Dwelling



Development Zoning

Urban

Sales History

Sale Date	Sale Price	Sale Type
21 Aug 2020	\$220,000	Normal Sale
07 May 2019	\$155,000	Normal Sale
06 Feb 2012	\$735,000	Normal Sale
01 Mar 2005	\$160,000	Normal Sale

Estimated Value as at 02 August 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.

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



3 1 2 105m² 809m²

5 Casey Court Moranbah QLD 4744

Sold Price: \$247,000

Sold Date: 14 April 2021

Distance from Subject: Okm

Features: Residential, Floorboards, Dishwasher



3 1 2 105m² 809m²

11 Casey Court Moranbah QLD 4744

Sold Price: \$245,000

Sold Date: 04 March 2021

Distance from Subject: Okm

Features: Residential, Tiled Floor, 1 Toilets, Shed



3 1 1 93m² 784m²

10 Gilbert Court Moranbah QLD 4744

Sold Price: \$210,000

Sold Date: 09 April 2021

Distance from Subject: 0.7km

Features: Residential, Built-In Wardrobes, Close to Schools, Close to Shops, Separate Dining, 1 Toilets

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3 1 1 96m² 785m²

20 Barcoo Drive Moranbah QLD 4744

Sold Price: \$250,000

Sold Date: 27 April 2021

Distance from Subject: 0.7km

Features: Residential, Close to Schools, Close to Shops, 1 Toilets



3 1 4 91m² 880m²

19 Connor Drive Moranbah QLD 4744

Sold Price: \$240,000

Sold Date: 15 February 2021

Distance from Subject: 0.7km

Features: Residential, 3 bay shed, renovated kitchen, Shed



3 1 1 96m² 830m²

86 Mills Avenue Moranbah QLD 4744

Sold Price: \$200,000

Sold Date: 28 May 2021

Distance from Subject: 0.7km

Features: Residential, 1 Toilets

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Moranbah Insights: A Snapshot



Houses

Median Price

\$293,066

	Past Sales	Capital Growth
2021	144	↑ 23.25%
2020	114	↑ 20.60%
2019	79	↑ 14.64%
2018	103	↑ 2.13%
2017	116	↑ 5.04%

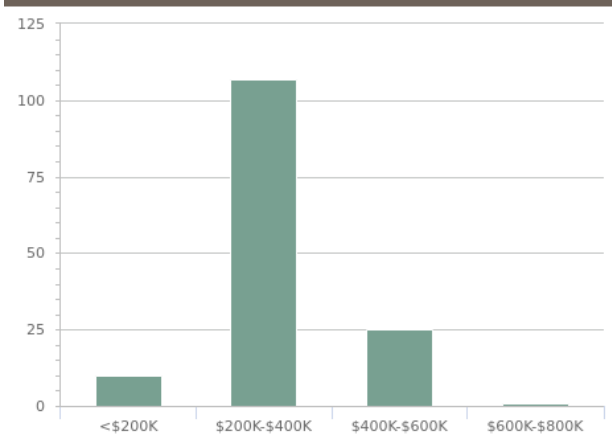
Units

Median Price

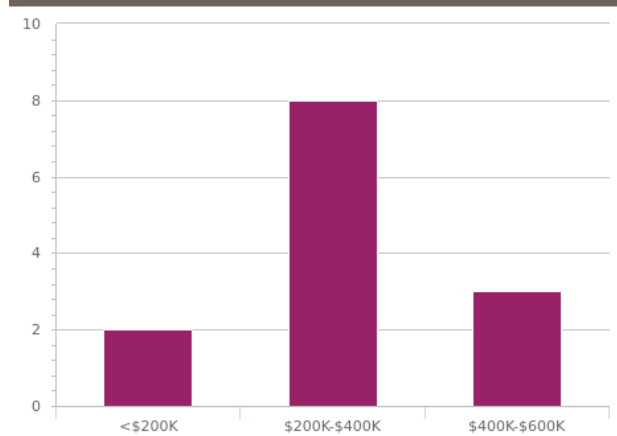
\$295,118

	Past Sales	Capital Growth
2021	13	↑ 21.74%
2020	10	↑ 44.94%
2019	8	↑ 11.01%
2018	9	↑ 36.89%
2017	6	↓ 34.14%

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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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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