

# IntelliVal Automated Valuation Estimate

Prepared on 23 June 2020



19 Broadwater Street Runaway Bay QLD 4216

Estimated Value:

**\$675,000**

Estimated Value Confidence:



Low

High

Estimated Price Range:

**\$589,000 - \$765,000**

Property Attributes:



Year Built

-



Land Area

539m<sup>2</sup>



Property Type

House



Land Use

Single Unit Dwelling



Development Zoning

Residential a (gold coast)

## Sales History

Sale Date	Sale Price	Sale Type
01 Apr 2016	\$615,000	Normal Sale
22 Oct 2013	\$405,000	Normal Sale
30 Apr 1997	-	Transmission By Death

Estimated Value as at 22 June 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.

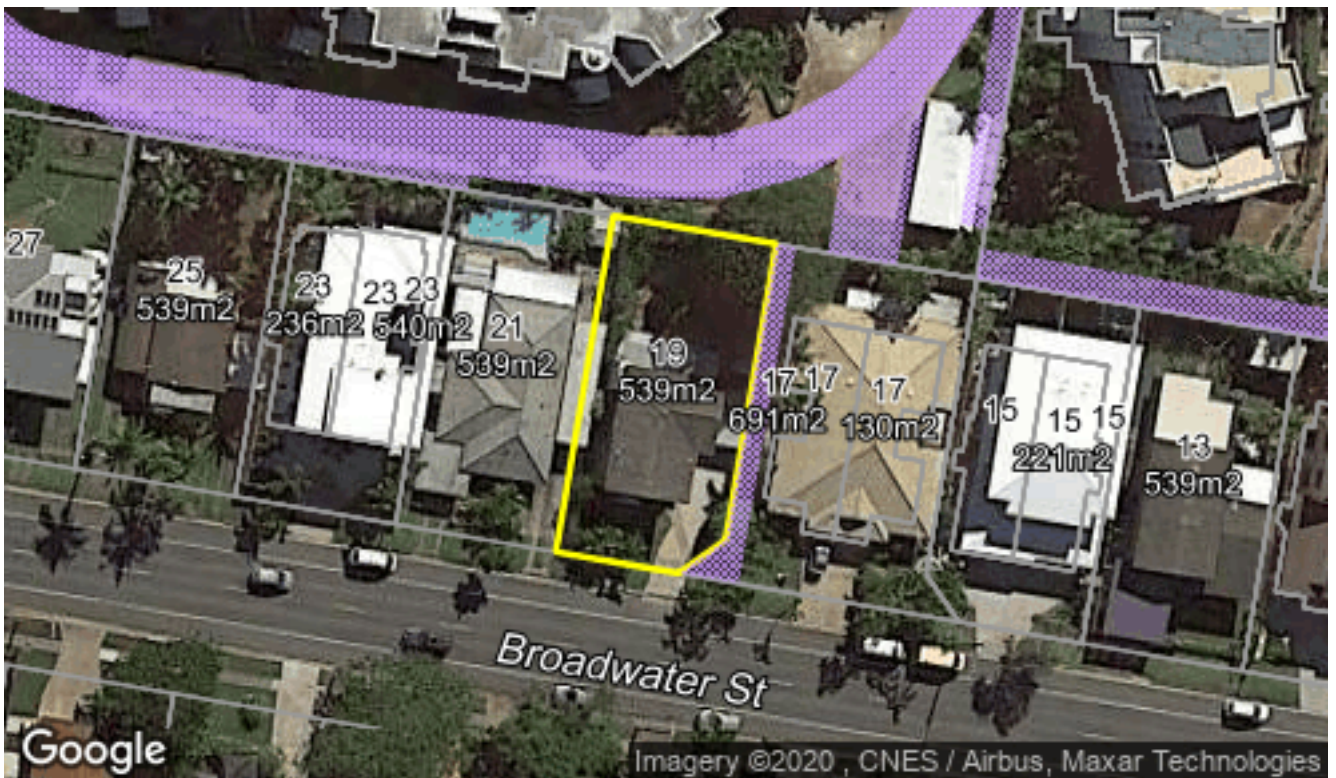
For further information about confidence levels, please refer to the end of this document.

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## Location Highlights



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## Recently Sold Properties



 4    
  2    
  2    
  209m<sup>2</sup>    
  549m<sup>2</sup>

### 8 Broadwater Street Runaway Bay QLD 4216

Sold Price: **\$718,500**

Sold Date: 17 June 2020

Distance from Subject: 0.1km

Features: Low Density Residential, Stainless Steel Appliances, 7 Other Rooms, Dishwasher, Ocean View



 4    
  2    
  2    
  189m<sup>2</sup>    
  513m<sup>2</sup>

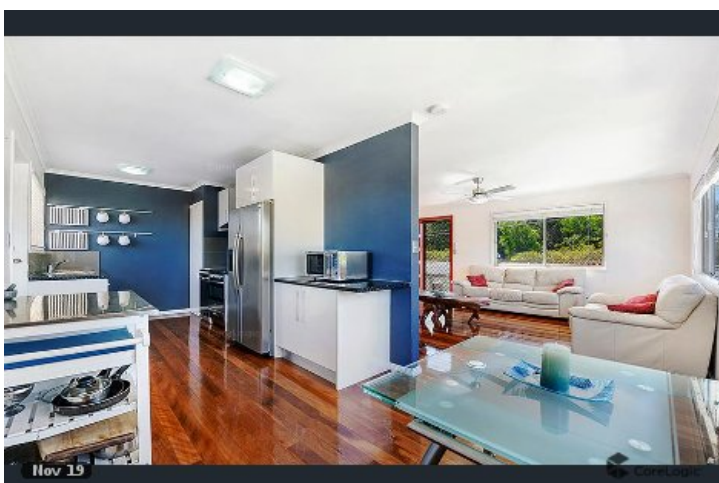
### 14 Ray Street Runaway Bay QLD 4216

Sold Price: \$750,000

Sold Date: 30 November 2019

Distance from Subject: 0.3km

Features: Medium Density Residential, Stone Bench Tops, Canal View, Water View



 4    
  2    
  4    
  205m<sup>2</sup>    
  521m<sup>2</sup>

### 78 Morala Avenue Runaway Bay QLD 4216

Sold Price: **\$575,000**

Sold Date: 27 May 2020

Distance from Subject: 0.4km

Features: Low Density Residential, Timber Floor, Terrace-Balcony, 2 Toilets, Urban View, Shed

**\*Agent Advised**

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4 2 2 129m<sup>2</sup> 521m<sup>2</sup>

## 76 Morala Avenue Runaway Bay QLD 4216

Sold Price: \$640,000

Sold Date: 18 November 2019

Distance from Subject: 0.4km

Features: Supersized Master With Ensuite, Walk In Robe and Parents Retreat., Low Density Residential, Garden Shed, Large Kitchen With



4 2 1 - 521m<sup>2</sup>

## 47 Annerley Avenue Runaway Bay QLD 4216

Sold Price: \$630,000

Sold Date: 12 December 2019

Distance from Subject: 0.4km

Features: Low Density Residential, Timber Floor, Shed



4 2 - 147m<sup>2</sup> 506m<sup>2</sup>

## 35 Back Street Biggera Waters QLD 4216

Sold Price: \$608,000

Sold Date: 10 February 2020

Distance from Subject: 0.7km

Features: Medium Density Residential, Separate Lounge, Separate Dining, Backyard, Pets Ok

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## Runaway Bay Insights: A Snapshot



### Houses

Median Price

**\$991,517**

	Past Sales	Capital Growth
2020	144	↑ 7.81%
2019	138	↓ 2.08%
2018	148	↑ 4.27%
2017	146	↑ 1.50%
2016	154	↑ 21.81%

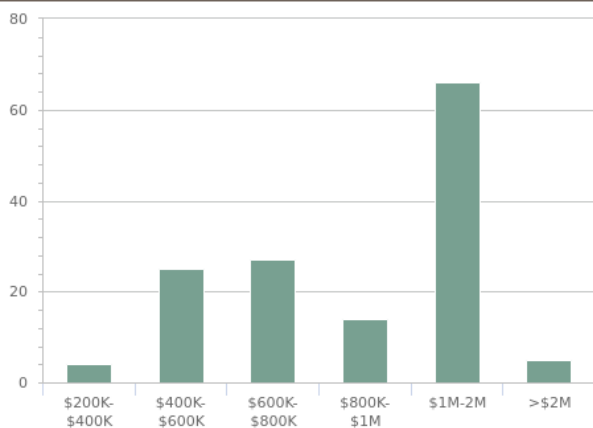
### Units

Median Price

**\$523,520**

	Past Sales	Capital Growth
2020	149	↑ 4.83%
2019	149	↑ 0.40%
2018	151	↓ 1.69%
2017	200	↑ 5.04%
2016	216	↑ 7.95%

### 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. 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](mailto:customercare@corelogic.com.au)**