

IntelliVal Automated Valuation Estimate

Prepared on 08 July 2022



9/86 Jutland Street Oxley QLD 4075

Estimated Value:

\$545,000

Estimated Value Confidence:



Low

High

Estimated Price Range:

\$501,000 - \$588,000

Property Attributes:



4



3



2



162m²



Year Built

2017



Land Area

175m²



Property Type

Unit



Land Use

Building Units (Primary Use Only)



Development Zoning

-

Sales History

Sale Date	Sale Price	Sale Type
29 Mar 2017	\$499,000	Normal Sale

Estimated Value as at 04 July 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.

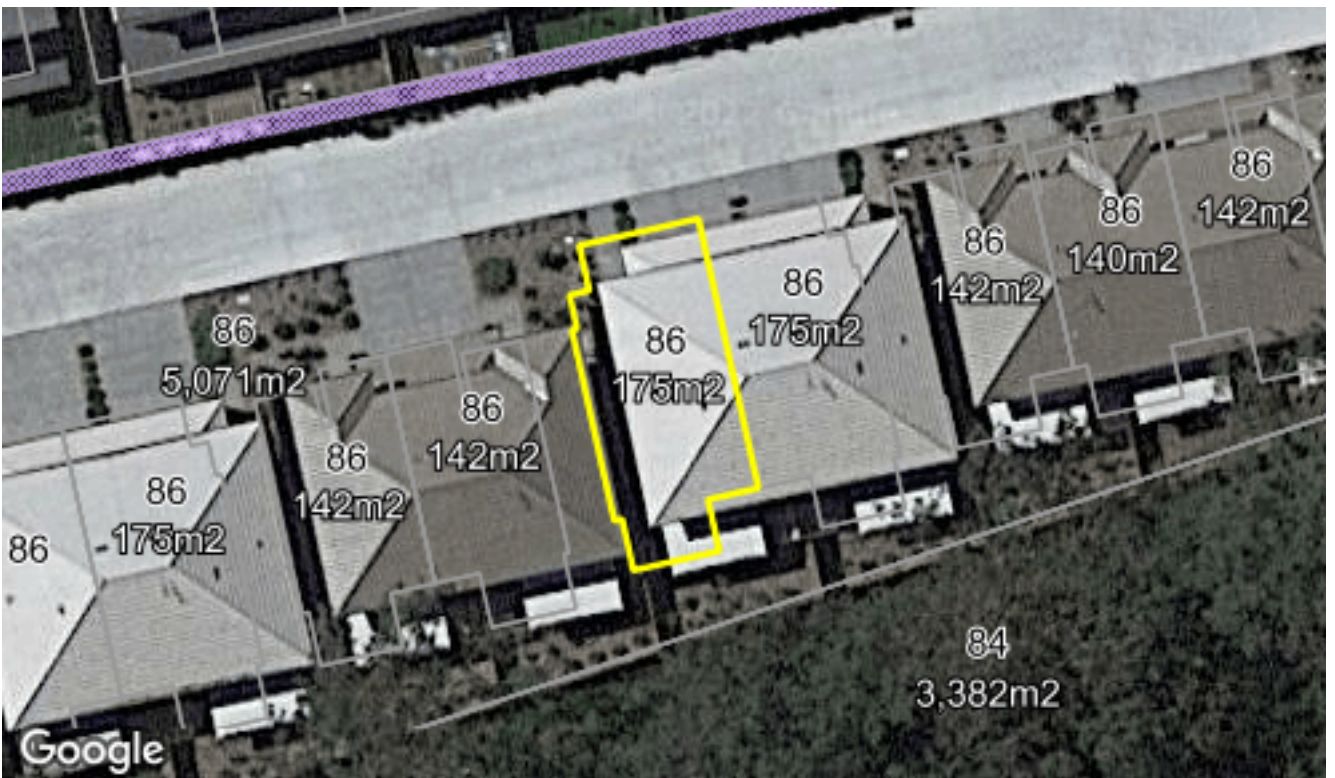
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Location Highlights



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Recently Sold Properties



3



2



1



119m²

18/90 Jutland Street Oxley QLD 4075

Sold Price: \$465,000

Sold Date: 13 January 2022

Distance from Subject: 0km

Features: Ldr Low Density Residential, Dishwasher, Carpet Floor, 1 Toilets



3



2



1



140m²

15/86 Jutland Street Oxley QLD 4075

Sold Price: \$470,000

Sold Date: 21 July 2021

Distance from Subject: 0km

Features: Terrace-Balcony, 3 Toilets



3



2



1



119m²

16/90 Jutland Street Oxley QLD 4075

Sold Price: \$470,000

Sold Date: 27 October 2021

Distance from Subject: 0.1km

Features: Ldr Low Density Residential, Dishwasher, Internal Laundry, Concrete Timber, Bath, Dishwasher

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3 2 1 138m²

40/130 Jutland Street Oxley QLD 4075

Sold Price: \$520,000

Sold Date: 09 November 2021

Distance from Subject: 0.1km

Features: Ldr Low Density Residential, Internal
Laundry, Bath, Dishwasher, 2 Toilets



   
3 2 2 158m²

2/8 Pamphlett Street Oxley QLD 4075

Sold Price: \$470,000

Sold Date: 05 August 2021

Distance from Subject: 0.4km

Features: Ldr Low Density Residential



   
3 2 - 151m²

10/8 Pamphlett Street Oxley QLD 4075

Sold Price: \$499,000

Sold Date: 04 September 2021

Distance from Subject: 0.5km

Features: Ldr Low Density Residential

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Oxley Insights: A Snapshot



Houses

Median Price

\$899,682

	Past Sales	Capital Growth
2022	157	↑ 45.95%
2021	166	↑ 8.45%
2020	129	↑ 5.39%
2019	138	↓ 3.62%
2018	115	↑ 3.50%

Units

Median Price

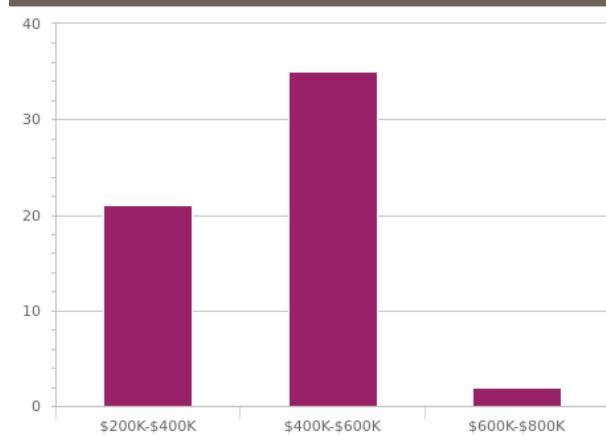
\$462,546

	Past Sales	Capital Growth
2022	58	↑ 28.63%
2021	34	↑ 32.16%
2020	26	↓ 10.21%
2019	26	↓ 8.64%
2018	22	↓ 8.34%

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. 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.



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

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