

IntelliVal Automated Valuation Estimate

Prepared on 06 January 2023



2 Cassia Drive Coomera QLD 4209

Estimated Value:

\$615,000

Estimated Value Confidence:



Low

High

Estimated Price Range:

\$518,000 - \$716,000

Property Attributes:



4



2



2



135m²



Year Built

2018



Land Area

265m²



Property Type

House



Land Use

Single Unit Dwelling



Development Zoning

Not zoned

Sales History

Sale Date	Sale Price	Sale Type
02 Jul 2020	\$405,000	Normal Sale

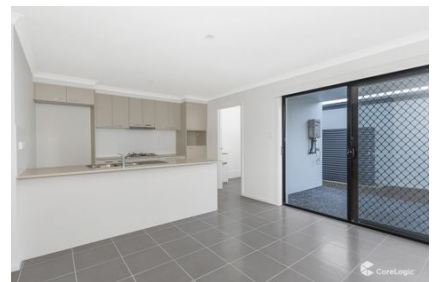
Estimated Value as at 02 January 2023. An automated valuation model estimate (Estimated Value) is a statistically derived estimate of the value of the subject property. An Estimated Value must not be relied upon as a professional valuation or an accurate representation of the market value of the subject 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 130m² 329m²

7 Gunther Avenue Coomera QLD 4209

Sold Price: \$630,000

Sold Date: 07 October 2022

Distance from Subject: 0km

Features: Medium Density Residential, Indoor entertainment area, Outdoor entertainment area, Undercover outdoor area, Fenced



4 2 2 - 285m²

12 Elise Avenue Coomera QLD 4209

Sold Price: \$705,000

Sold Date: 16 October 2022

Distance from Subject: 0.4km

Features: -



4 2 2 175m² 319m²

22 Venetian Way Coomera QLD 4209

Sold Price: **\$605,000**

Sold Date: 21 December 2022

Distance from Subject: 0.6km

Features: Medium Density Residential, Dishwasher, 2 Toilets

***Agent Advised**

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4 2 2 164m² 302m²

13 Tindale Place Coomera QLD 4209

Sold Price: \$679,000

Sold Date: 10 August 2022

Distance from Subject: 0.9km

Features: Medium Density Residential, Dishwasher



4 2 2 118m² 331m²

1 Palmerston Place Coomera QLD 4209

Sold Price: \$610,000

Sold Date: 12 July 2022

Distance from Subject: 1km

Features: Medium Density Residential, Dishwasher, Gym



4 2 2 143m² 283m²

14 Palmerston Place Coomera QLD 4209

Sold Price: \$657,000

Sold Date: 06 July 2022

Distance from Subject: 1km

Features: Medium Density Residential, 1 No of Study Rooms, Dishwasher, 3 Toilets

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Coomera Insights: A Snapshot



Houses

Median Price
\$768,584

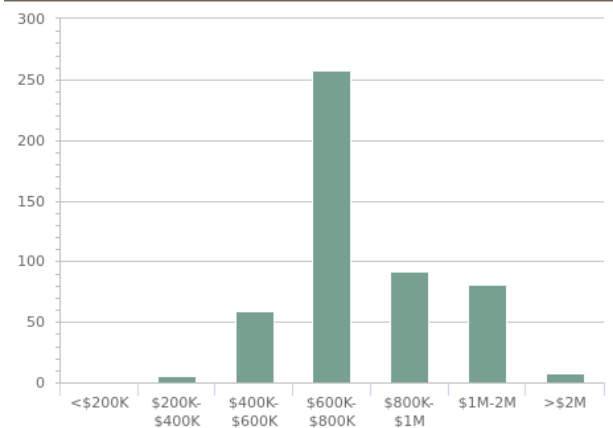
	Past Sales	Capital Growth
2022	504	↑ 22.94%
2021	634	↑ 28.06%
2020	352	↑ 7.87%
2019	281	↓ 7.88%
2018	288	↑ 2.69%

Units

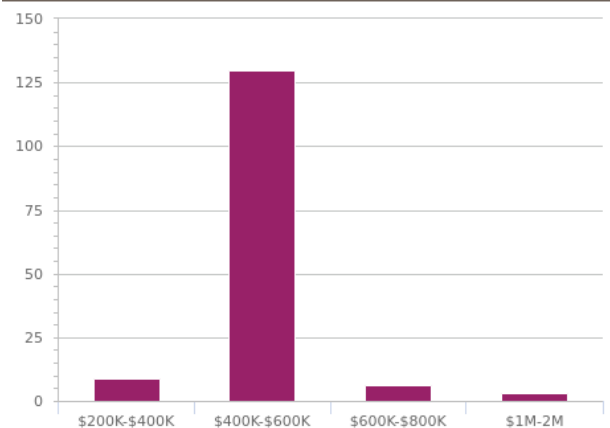
Median Price
\$550,711

	Past Sales	Capital Growth
2022	148	↑ 37.95%
2021	142	↑ 23.65%
2020	95	↑ 7.03%
2019	74	↓ 7.30%
2018	70	↓ 6.09%

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. 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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Email Us: **customercare@corelogic.com.au**