

IntelliVal Automated Valuation Estimate

Prepared on 18 April 2022



101/16 Aspinall Street Nundah QLD 4012

Estimated Value:

\$325,000

Estimated Value Confidence:



Low

High

Estimated Price Range:

\$286,000 - \$364,000

Property Attributes:



1



1



1



58m²



Year Built

2014



Land Area

75m²



Property Type

Unit



Land Use

Building Units (Primary Use Only)



Development Zoning

Not zoned

Sales History

Sale Date	Sale Price	Sale Type
16 Sep 2014	\$345,000	Normal Sale

Estimated Value as at 11 April 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.

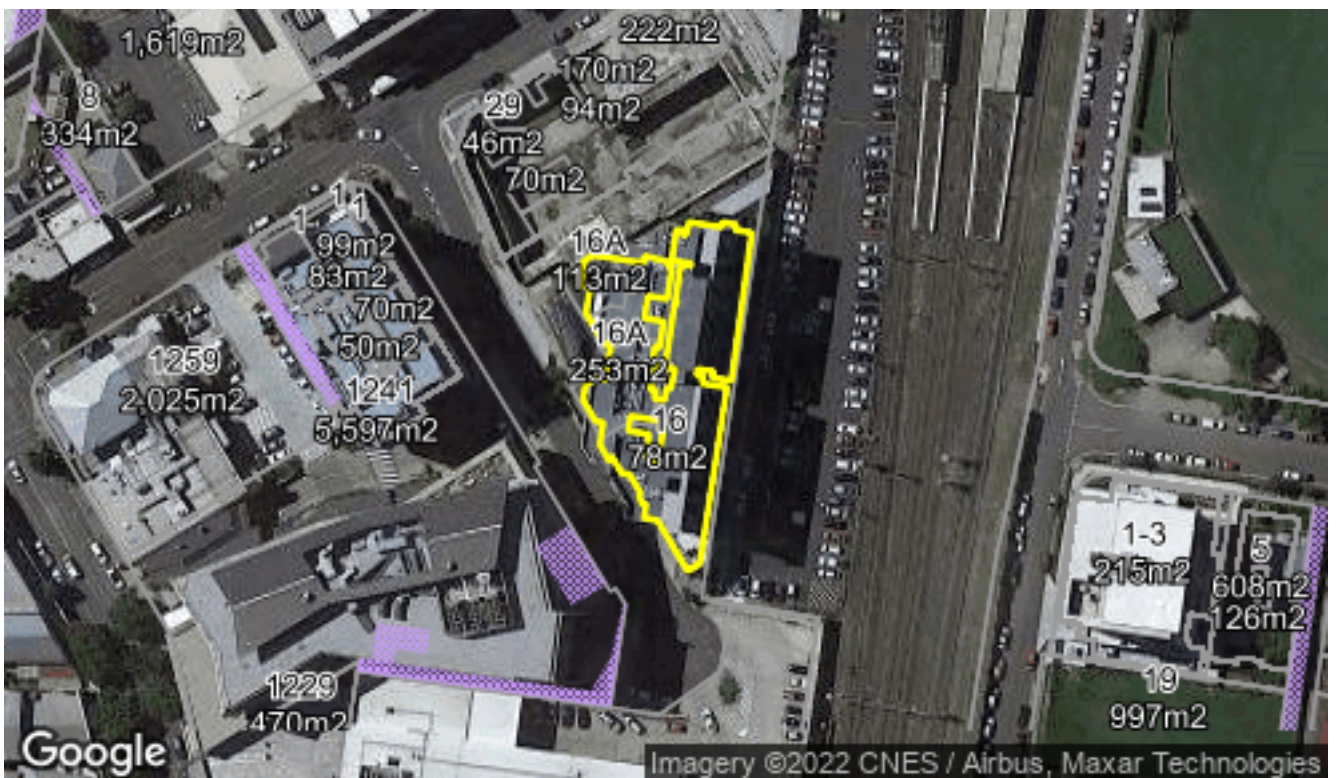
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Location Highlights



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Recently Sold Properties



1 1 1 56m²

712/16 Aspinall Street Nundah
QLD 4012

Sold Price: \$330,000

Sold Date: 26 November 2021

Distance from Subject: Okm

Features: Mc Major Centre



1 1 1 60m²

803/16 Aspinall Street Nundah
QLD 4012

Sold Price: **\$340,000**

Sold Date: 21 March 2022

Distance from Subject: Okm

Features: Mc Major Centre, Dishwasher



No photo
available

1 1 - 60m²

3802/16 Aspinall Street Nundah
QLD 4012

Sold Price: \$350,000

Sold Date: 02 November 2021

Distance from Subject: Okm

Features: -

***Agent Advised**

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101/16 Aspinal Street Nundah QLD 4012



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1 1 1 62m²

407/1 Aspinal Street Nundah
QLD 4012

Sold Price: **\$325,000**

Sold Date: 10 March 2022

Distance from Subject: 0.1km

Features: Mc Major Centre



1 1 1 63m²

408/1 Aspinal Street Nundah
QLD 4012

Sold Price: \$322,000

Sold Date: 10 February 2022

Distance from Subject: 0.1km

Features: Mc Major Centre



1 1 1 62m²

505/1 Aspinal Street Nundah
QLD 4012

Sold Price: \$325,000

Sold Date: 31 October 2021

Distance from Subject: 0.1km

Features: Mc Major Centre, Dishwasher, 1 Toilets

***Agent Advised**

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Nundah Insights: A Snapshot



Houses

Median Price

\$1,148,021

	Past Sales	Capital Growth
2022	96	↑ 44.62%
2021	95	↑ 8.87%
2020	97	↑ 2.05%
2019	87	↓ 0.70%
2018	92	↑ 3.58%

Units

Median Price

\$430,360

	Past Sales	Capital Growth
2022	430	↑ 14.87%
2021	209	↑ 2.28%
2020	178	↑ 1.24%
2019	187	↓ 4.80%
2018	190	↑ 0.47%

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.



Low

Medium

High

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

If you have any questions or concerns about the information in this report, please contact our customer care team.

Within Australia: **1300 734 318**

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