

IntelliVal Automated Valuation Estimate

Prepared on 18 January 2022



2/26 Ocean Street Runaway Bay QLD 4216

Estimated Value:

\$835,000

Estimated Value Confidence:



Low

High

Estimated Price Range:

\$720,000 - \$954,000

Property Attributes:



4



3



2



169m²



Year Built

2014



Land Area

217m²



Property Type

House



Land Use

Building Units (Primary Use Only)



Development Zoning

Not zoned

Sales History

Sale Date	Sale Price	Sale Type
12 Mar 2018	\$575,000	Normal Sale

Estimated Value as at 17 January 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








 4 3 2 174m² 228m²

1/27 Clark Street Biggera Waters QLD 4216

Sold Price: \$800,000

Sold Date: 27 April 2021

Distance from Subject: 1.1km

Features: Air-Conditioning, Medium Density Residential, Built-In Wardrobes, Close to Shops, Close to Transport, 3 Toilets








 3 3 3 181m² 239m²

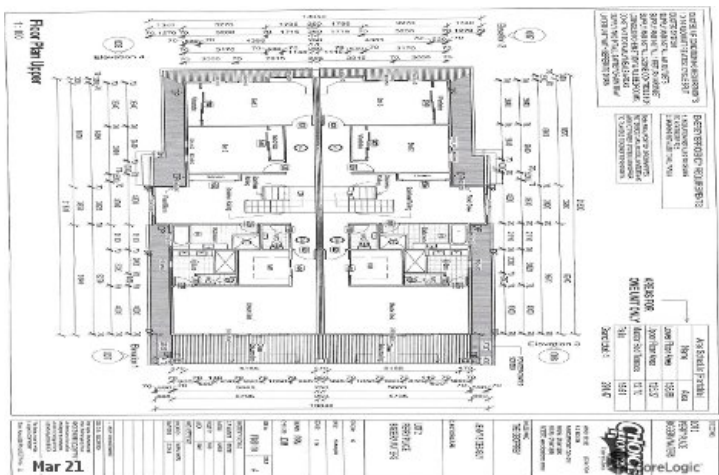
LOT 1/8 Lee Road Runaway Bay QLD 4216

Sold Price: \$835,000

Sold Date: 27 January 2021

Distance from Subject: 0.4km

Features: Floorboards, 1 No of Study Rooms, Courtyard








 3 2 3 211m² 313m²

2/21 Perry Place Biggera Waters QLD 4216

Sold Price: \$890,000

Sold Date: 08 April 2021

Distance from Subject: 0.6km

Features: Medium Density Residential, 1 Lounge Rooms, Tiled Floor, 1 No of Study Rooms, Dishwasher, 1 Toilets, 2 Total Floors In Building

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3 2 2 197m² 261m²

LOT 1/25 Waratah Avenue Biggera Waters QLD 4216

Sold Price: \$885,000

Sold Date: 08 February 2021

Distance from Subject: 0.8km

Features: Floorboards, 1 No of Study Rooms,
Terrace-Balcony



3 2 2 119m² 201m²

2 Mulkarra Street Biggera Waters QLD 4216

Sold Price: \$780,000

Sold Date: 07 May 2021

Distance from Subject: 0.9km

Features: Dishwasher, 3 Toilets



3 2 2 224m² 224m²

2/34 Parr Street Biggera Waters QLD 4216

Sold Price: \$950,000

Sold Date: 19 October 2021

Distance from Subject: 0.9km

Features: Medium Density Residential, Bosch
Appliances, Porcelain Floor, Built-In Wardrobes,
Close to Schools, Close to Shops, Close to

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Runaway Bay Insights: A Snapshot



Houses

Median Price
\$1,347,457

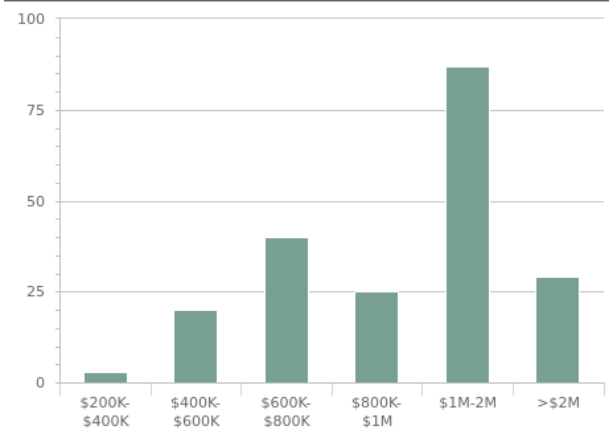
	Past Sales	Capital Growth
2021	204	↑ 30.59%
2020	156	↑ 11.63%
2019	120	↓ 2.84%
2018	154	↑ 8.08%
2017	146	↓ 3.13%

Units

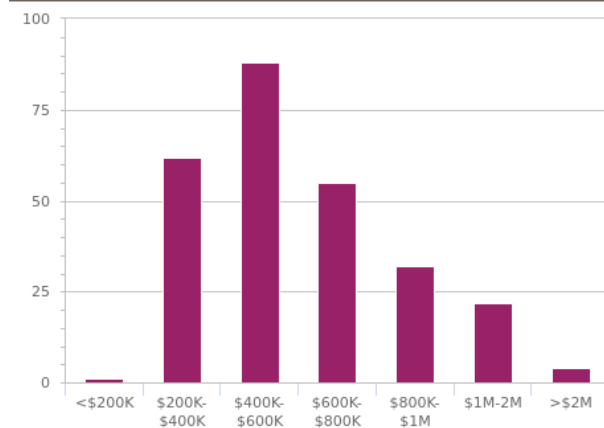
Median Price
\$622,958

	Past Sales	Capital Growth
2021	264	↑ 22.74%
2020	154	↑ 3.53%
2019	151	↓ 1.53%
2018	147	↓ 0.18%
2017	182	↑ 2.08%

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. 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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