

IntelliVal Automated Valuation Estimate

Prepared on 30 June 2022



25 Black Top Road Hillbank SA 5112

Estimated Value:

\$525,000

Estimated Value Confidence:



Low

High

Estimated Price Range:

\$463,000 - \$589,000

Property Attributes:



3



1



2



250m²



dbphipott REAL ESTATE



Year Built

1981



Land Area

695m²



Property Type

House



Land Use

House



Development Zoning

Residential hills

Sales History

Sale Date	Sale Price	Sale Type
09 Oct 2013	\$240,000	Consideration Represents Whole Interest For Property
31 Jul 1998	\$79,250	Consideration Represents Whole Interest For Property

Estimated Value as at 27 June 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 1 2 116m² 847m²

19 Kurrie Street Hillbank SA 5112

Sold Price: **\$549,000**

Sold Date: 24 January 2022

Distance from Subject: 0.3km

Features: Convenl, Average, Residential, 5 Main Rooms, Timber Floor, 5H I/G



3 1 2 110m² 618m²

10 Marian Crescent Hillbank SA 5112

Sold Price: \$455,000

Sold Date: 21 January 2022

Distance from Subject: 0.4km

Features: Conventional, Good, Residential, Dishwasher, 5 Main Rooms, Built-In-Robe, Ceiling Fans, Ducted Air Conditioning, Lounge



3 1 1 150m² 763m²

12 Prasad Court Hillbank SA 5112

Sold Price: \$560,000

Sold Date: 15 March 2022

Distance from Subject: 0.5km

Features: Conventional, Good, Residential, 1 Lounge Rooms, 4 Main Rooms, Private, 4H DCP RM TS

***Agent Advised**

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3 1 1 123m² 605m²

37 Hilltop Boulevard Hillbank SA 5112

Sold Price: \$520,000

Sold Date: 17 June 2022

Distance from Subject: 0.5km

Features: Conventional, Good, Residential, 1 Dining Rooms, Internal Laundry, 1 Lounge Rooms, 6 Main Rooms, 4 Other Rooms, Bath,



3 1 1 135m² 668m²

14 Rhodes Court Hillbank SA 5112

Sold Price: \$530,000

Sold Date: 27 May 2022

Distance from Subject: 0.6km

Features: Conventional, Average, Residential, 5 Main Rooms, Concrete Floor, Private, 5H CP IG V



3 1 2 134m² 681m²

1 Menka Street Hillbank SA 5112

Sold Price: \$520,000

Sold Date: 25 March 2022

Distance from Subject: 0.7km

Features: Conventional, Good, Residential, 5 Main Rooms, Private, 5H G DIG

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Hillbank Insights: A Snapshot



Houses

Median Price

\$448,743

	Past Sales	Capital Growth
2022	111	↑ 28.06%
2021	93	↑ 10.47%
2020	73	↑ 5.96%
2019	75	↓ 2.61%
2018	93	↑ 4.66%

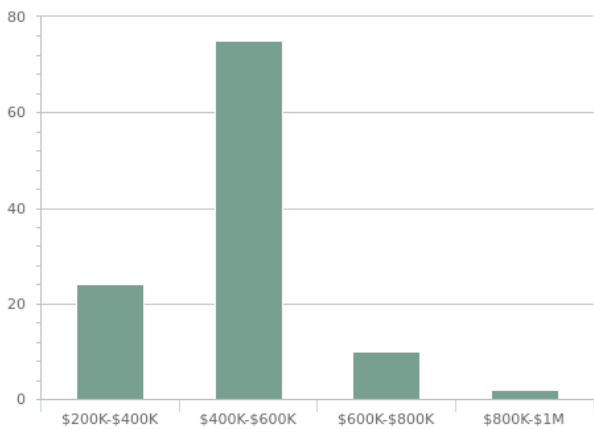
Units

Median Price

-

	Past Sales	Capital Growth
2022	0	- -
2021	0	- -
2020	0	- -
2019	0	- -
2018	0	- -

House Sales by Price (Past 12 Months)



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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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