

IntelliVal Automated Valuation Estimate

Prepared on 30 June 2022



39 Britton Street Gawler West SA 5118

Estimated Value:

\$360,000

Estimated Value Confidence:



Low

High

Estimated Price Range:

\$312,000 - \$405,000

Property Attributes:



3



1



3



125m²



Year Built

-



Land Area

-



Property Type

House



Land Use

-



Development Zoning

-

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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Gawler West Insights: A Snapshot



Houses

Median Price

\$355,468

	Past Sales	Capital Growth
2022	22	↑ 19.86%
2021	15	↑ 0.95%
2020	14	↑ 6.31%
2019	17	↑ 1.60%
2018	17	↓ 3.37%

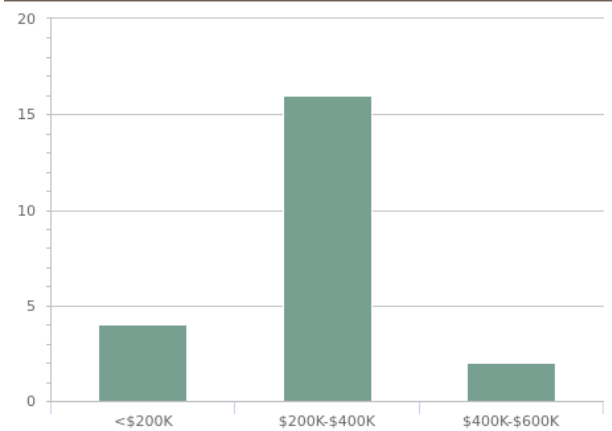
Units

Median Price

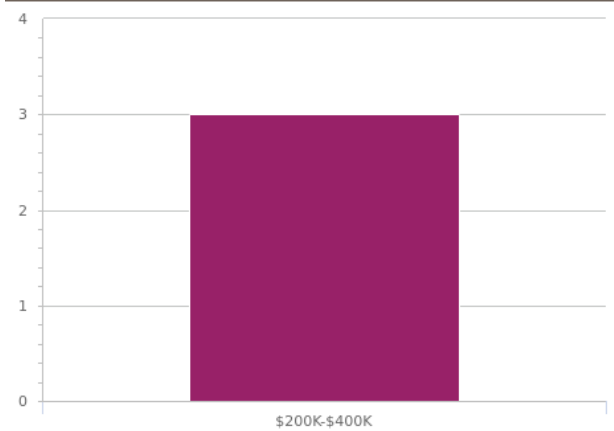
\$245,840

	Past Sales	Capital Growth
2022	3	↑ 14.73%
2021	2	- -
2020	4	- -
2019	7	↓ 6.69%
2018	3	↓ 2.61%

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>

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

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