

IntelliVal Automated Valuation Estimate

Prepared on 30 June 2022



41 Britton Street Gawler West SA 5118

Estimated Value:

\$285,000

Estimated Value Confidence:



Low

High

Estimated Price Range:

\$243,000 - \$329,000

Property Attributes:



3



1



-



125m²



Year Built

1976



Land Area

454m²



Property Type

House



Land Use

Maisonette



Development Zoning

Residential

Sales History

Sale Date	Sale Price	Sale Type
10 Aug 2015	\$233,000	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



2 1 - 96m² 475m²

4 Moore Street Gawler SA 5118

Sold Price: \$308,500

Sold Date: 17 November 2021

Distance from Subject: 1.2km

Features: Symmetrical Cottage, Pool, Historic Residential, 6 Main Rooms, Floorboards, Close to Schools, Close to Shops, Close to Transport,



3 1 7 92m² 644m²

8 Brigalo Street Gawler West SA 5118

Sold Price: \$257,000

Sold Date: 17 September 2021

Distance from Subject: 0.1km

Features: SAHT Conventional, Average, Residential, 1 Dining Rooms, Stainless Steel Appliances, 1 Lounge Rooms, 5 Main Rooms,



3 1 2 98m² 394m²

20 Myall Street Gawler West SA 5118

Sold Price: \$275,000

Sold Date: 24 June 2022

Distance from Subject: 0.1km

Features: SAHT Conventional, Good, Residential, 5 Main Rooms, Pine Timber Floor, Private, 5H CP, 1 Toilets

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41 Britton Street Gawler West SA 5118



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3 1 2 103m² 644m²

16 Brigalo Street Gawler West SA 5118

Sold Price: \$260,000

Sold Date: 28 September 2021

Distance from Subject: 0.1km

Features: SAHT Conventional, Good, Residential, 5 Main Rooms, Private, 5H CP IG



3 1 2 93m² 474m²

19 Mulga Street Gawler West SA 5118

Sold Price: \$250,000

Sold Date: 05 November 2021

Distance from Subject: 0.2km

Features: SAHT Conventional, Average, Residential, 5 Main Rooms, Private, 5H CP



3 1 1 - 628m²

1 Fyfe Street Gawler West SA 5118

Sold Price: \$300,000

Sold Date: 03 June 2022

Distance from Subject: 0.2km

Features: SAHT Conventional, Fair, Residential, 5 Main Rooms, Concrete, Private, 5H CP, 1 Total Floors In Building

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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%

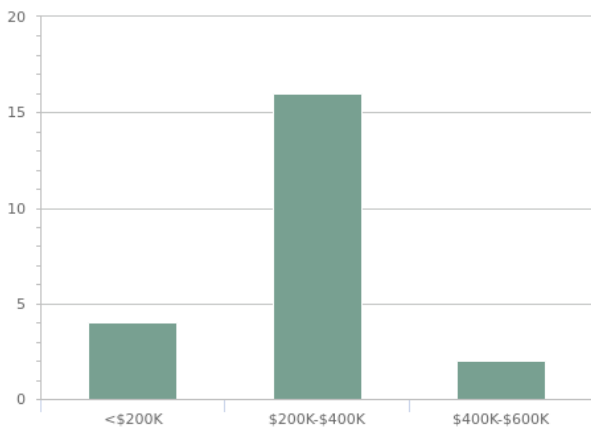
Units

Median Price

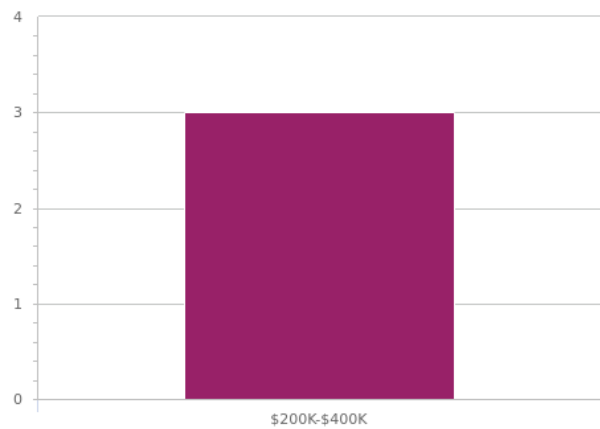
\$245,840

	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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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.

Within Australia: **1300 734 318**
Email Us: **customercare@corelogic.com.au**