

IntelliVal Automated Valuation Estimate

Prepared on 14 March 2022



31 Sherington Street Alexandra Hills QLD 4161

Estimated Value:

\$755,000

Estimated Value Confidence:



Low

High

Estimated Price Range:

\$680,000 - \$831,000

Property Attributes:



4



2



2



216m²



Year Built

1990



Land Area

807m²



Property Type

House



Land Use

Single Unit Dwelling



Development Zoning

Urban residential

Sales History

Sale Date	Sale Price	Sale Type
29 Aug 2020	\$535,000	Normal Sale
24 Jun 1999	\$178,000	Normal Sale
07 Mar 1990	\$145,000	Normal Sale

Estimated Value as at 07 March 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 2 2 164m² 860m²

33 Sherington Street Alexandra Hills QLD 4161

Sold Price: \$795,000

Sold Date: 28 September 2021

Distance from Subject: 0km

Features: Urban Residential, Floorboards, Separate Dining Room



4 2 2 157m² 730m²

19 Plymstock Street Alexandra Hills QLD 4161

Sold Price: \$735,000

Sold Date: 24 November 2021

Distance from Subject: 0.4km

Features: Urban Residential, Dishwasher, Floorboards, Terrace-Balcony



4 2 2 141m² 714m²

22 Cornwall Crescent Alexandra Hills QLD 4161

Sold Price: \$840,000

Sold Date: 02 November 2021

Distance from Subject: 0.4km

Features: Urban Residential, Dishwasher, Carpet Floor, Dishwasher, Shed, 2013 Year Building Refurbished

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4 2 2 170m² 887m²

2 Andrew Court Alexandra Hills QLD 4161

Sold Price: \$804,000

Sold Date: 03 November 2021

Distance from Subject: 0.4km

Features: Urban Residential, Dishwasher



4 2 2 186m² 624m²

3 Payne Court Alexandra Hills QLD 4161

Sold Price: \$730,000

Sold Date: 08 October 2021

Distance from Subject: 0.5km

Features: Urban Residential, Dishwasher



4 2 1 92m² 732m²

11 Dellamarra Close Alexandra Hills QLD 4161

Sold Price: \$800,000

Sold Date: 21 November 2021

Distance from Subject: 0.6km

Features: Urban Residential, Carpet Floor, 4 Other Rooms, Terrace-Balcony, 1 Toilets, 1 Total Floors In Building

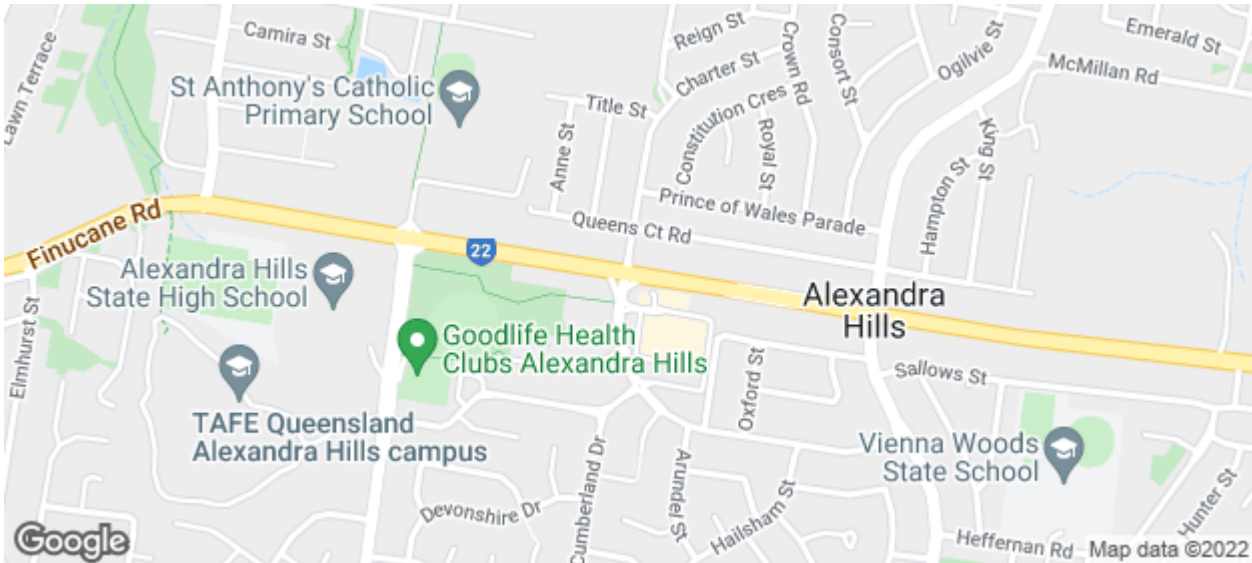
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Alexandra Hills Insights: A Snapshot



Houses

Median Price
\$656,996

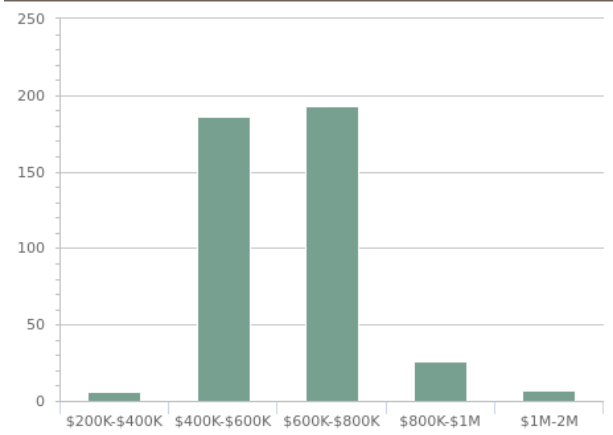
	Past Sales	Capital Growth
2021	419	↑ 33.13%
2020	268	↑ 2.26%
2019	274	↑ 9.62%
2018	299	↓ 1.54%
2017	279	↑ 5.99%

Units

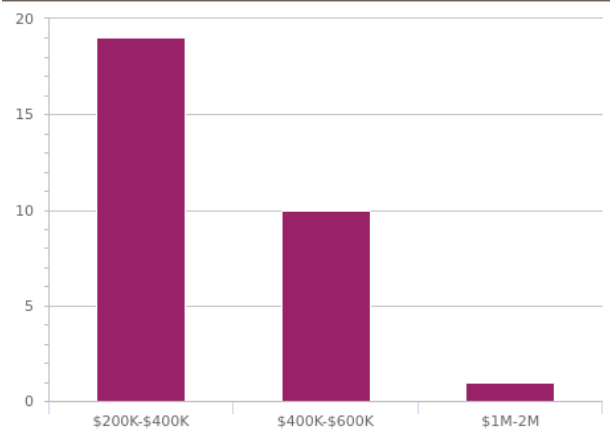
Median Price
\$411,006

	Past Sales	Capital Growth
2021	30	↑ 15.51%
2020	7	↑ 15.38%
2019	6	↓ 10.97%
2018	19	↑ 5.06%
2017	18	↓ 5.12%

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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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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