

IntelliVal Automated Valuation Estimate

Prepared on 02 May 2022



2/237-239 Riverside Boulevard Douglas QLD 4814

Estimated Value:

\$315,000

Estimated Value Confidence:



Low

High

Estimated Price Range:

\$274,000 - \$356,000

Property Attributes:



3



2



1



-



Year Built

2005



Land Area

136m²



Property Type

Unit



Land Use

Building Units (Primary Use Only)



Development Zoning

Residential - neighbourhood

Sales History

Sale Date	Sale Price	Sale Type
05 May 2015	\$309,000	Normal Sale
21 Feb 2009	\$399,000	Normal Sale
07 Mar 2005	\$350,000	Normal Sale

Estimated Value as at 25 April 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.

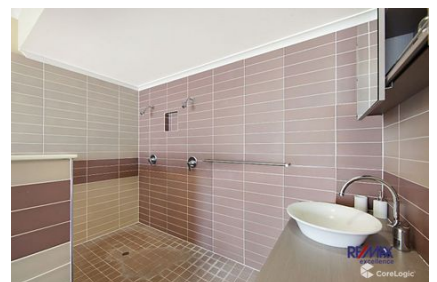
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Location Highlights



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Recently Sold Properties



2 1 2 139m²

10/269 Riverside Boulevard
Douglas QLD 4814

Sold Price: \$289,950

Sold Date: 04 March 2022

Distance from Subject: 0.3km

Features: Low Density Residential, 1 Floor Level Of Unit, Stainless Steel Appliances, Courtyard, 2 Toilets, Mountain View



2 2 2 96m²

22/159-163 Riverside Boulevard
Douglas QLD 4814

Sold Price: \$280,000

Sold Date: 21 January 2022

Distance from Subject: 0.7km

Features: Low Density Residential, Granite Bench Tops, Stainless Steel Appliances, Internal Laundry, Dishwasher, 2 Toilets



2 2 2 104m²

25/159-163 Riverside Boulevard
Douglas QLD 4814

Sold Price: \$285,000

Sold Date: 07 February 2022

Distance from Subject: 0.7km

Features: Low Density Residential, Stainless Steel Appliances, 2 Toilets, River View

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2	2	-	114m ²

28/159-163 Riverside Boulevard
Douglas QLD 4814

Sold Price: \$294,000

Sold Date: 23 February 2022

Distance from Subject: 0.7km

Features: Low Density Residential, Internal Laundry, 1 No of Study Rooms, Bath, 2 Toilets



2	2	2	93m ²

13/159-163 Riverside Boulevard
Douglas QLD 4814

Sold Price: \$275,000

Sold Date: 07 May 2021

Distance from Subject: 0.7km

Features: Low Density Residential, 1 Lounge Rooms, Carpet Floor, 1 Other Rooms, Terrace-Balcony, Bushland View



49/321 Angus Smith Drive, Douglas 4814

2	1	1	124m ²

49/321-341 Angus Smith Drive
Douglas QLD 4814

Sold Price: \$270,000

Sold Date: 09 October 2021

Distance from Subject: 0.9km

Features: Low Density Residential, Terrace-Balcony

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Douglas Insights: A Snapshot



Houses

Median Price

\$452,956

	Past Sales	Capital Growth
2022	180	↑ 11.75%
2021	119	↑ 3.21%
2020	109	↑ 6.79%
2019	85	↓ 7.39%
2018	85	↓ 3.86%

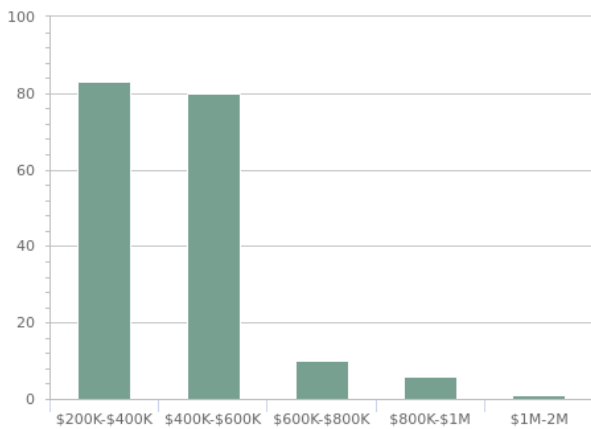
Units

Median Price

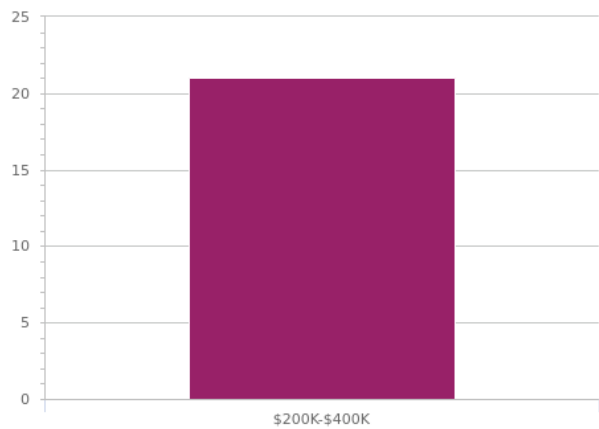
\$254,147

	Past Sales	Capital Growth
2022	21	↑ 30.40%
2021	18	↓ 22.26%
2020	18	↑ 25.19%
2019	11	↓ 12.42%
2018	13	↓ 3.61%

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.



Low

Medium

High

For more information on estimated values: <https://www.corelogic.com.au/estimated-value-faqs>

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Within Australia: **1300 734 318**

Email Us: **customercare@corelogic.com.au**