IntelliVal Automated Valuation Estimate

Prepared on 19 April 2023

CoreLogic®

2/237-239 Riverside Boulevard Douglas QLD 4814

Estimated Value:

$295,000

Estimated Value Confidence:

Low   High

Estimated Price Range:

$256,000 - $332,000

Property Attributes:

🛏 3	🛁 2	🚗 1	-

Year Built	Land Area	Property Type	Land Use	Development Zoning
2005	136m^2	Unit	Building Units (Primary Use Only)	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 10 April 2023. 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.

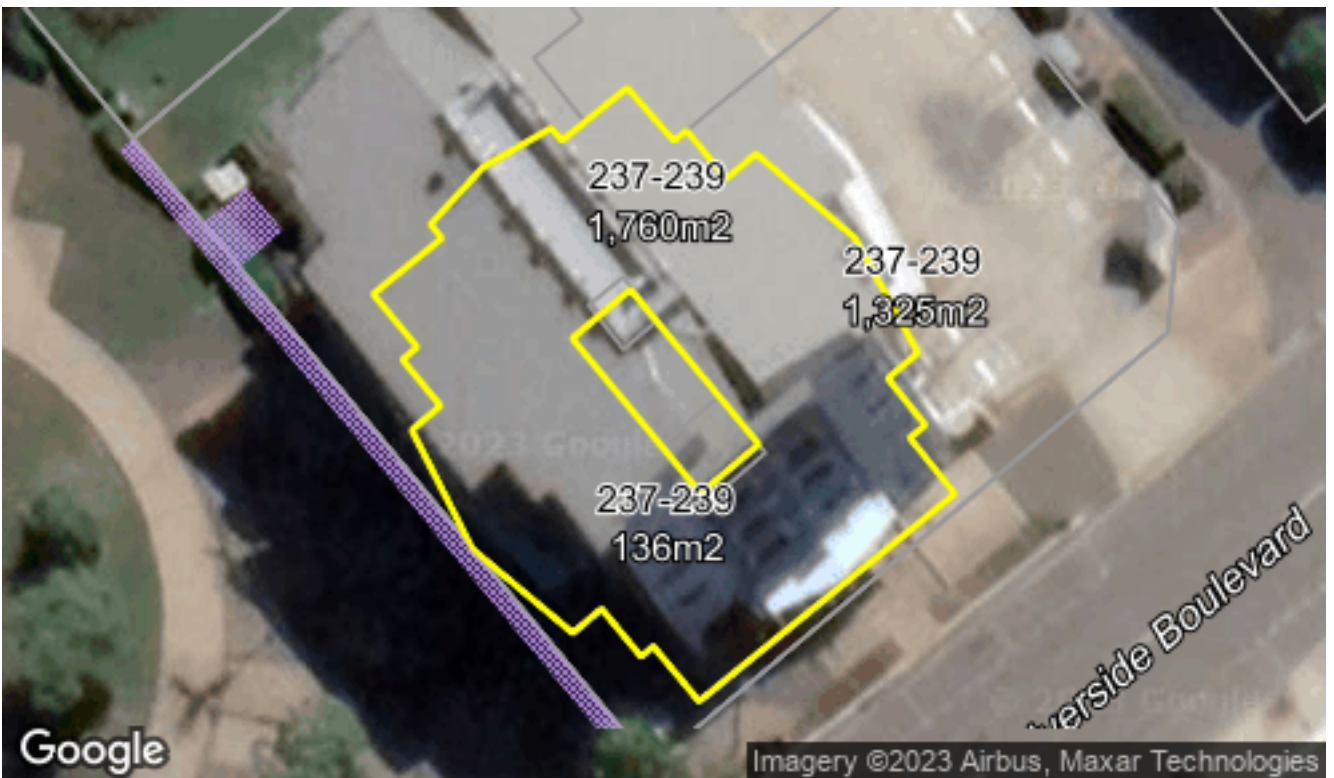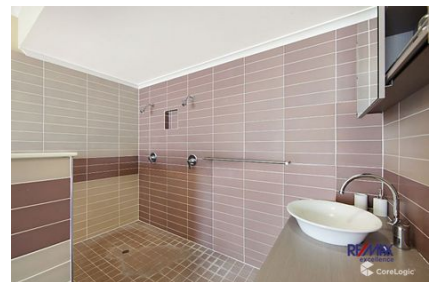For further information about confidence levels, please refer to the end of this document.

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Location Highlights

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Recently Sold Properties

🛏	🛁	🚗	🗔
2	2	-	83m²

214/4 Paddington Terrace Douglas QLD 4814

Sold Price: $260,000

Sold Date: 09 December 2022

Distance from Subject: 0.4km

Features: Low Density Residential

🛏	🛁	🚗	🗔
2	2	1	82m²

808/281A Riverside Boulevard Douglas QLD 4814

Sold Price: $265,000

Sold Date: 30 August 2022

Distance from Subject: 0.5km

Features: Low Density Residential, Terrace-Balcony

🛏	🛁	🚗	🗔
2	2	2	86m²

603/281A Riverside Boulevard Douglas QLD 4814

Sold Price: $260,000

Sold Date: 23 September 2022

Distance from Subject: 0.6km

Features: Low Density Residential, Dishwasher, 2 Toilets

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2/237-239 Riverside Boulevard Douglas QLD 4814

🛏	🛁	🚗	⬜
2	2	2	81m²

11/159-163 Riverside Boulevard Douglas QLD 4814

Sold Price: $300,000

Sold Date: 18 May 2022

Distance from Subject: 0.7km

Features: Low Density Residential, Built-In Wardrobes, Close to Schools, Close to Shops, Close to Transport

🛏	🛁	🚗	⬜
2	2	1	105m²

14/151-157 Riverside Boulevard Douglas QLD 4814

Sold Price: $269,000

Sold Date: 03 December 2022

Distance from Subject: 0.8km

Features: Low Density Residential, Carpet Floor, 1 No. Floor Levels Inside Unit, 1 Other Rooms, Separate Dining Room, 2 Toilets, 2 Total Floors

🛏	🛁	🚗	⬜
2	1	1	124m²

3/319 Angus Smith Drive Douglas QLD 4814

Sold Price: $265,000

Sold Date: 01 August 2022

Distance from Subject: 0.8km

Features: Air-Conditioning, Low Density Residential, Dishwasher, Stainless Steel Appliances, Terrace-Balcony, 1 Toilets

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Douglas Insights: A Snapshot

Houses

Median Price

$469,435

	Past Sales	Capital Growth
2023	195	↑ 3.63%
2022	183	↑ 11.75%
2021	120	↑ 3.21%
2020	109	↑ 6.79%
2019	85	↓ 7.39%

Units

Median Price

$257,645

	Past Sales	Capital Growth
2023	33	↑ 1.37%
2022	21	↑ 30.40%
2021	18	↓ 22.26%
2020	19	↑ 25.19%
2019	11	↓ 12.42%

House Sales by Price (Past 12 Months)
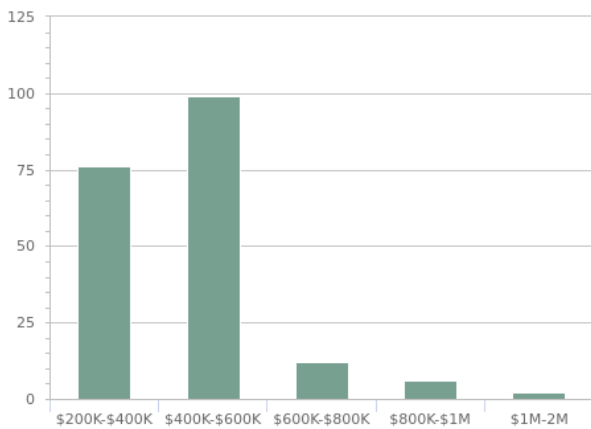
Unit Sales by Price (Past 12 Months)
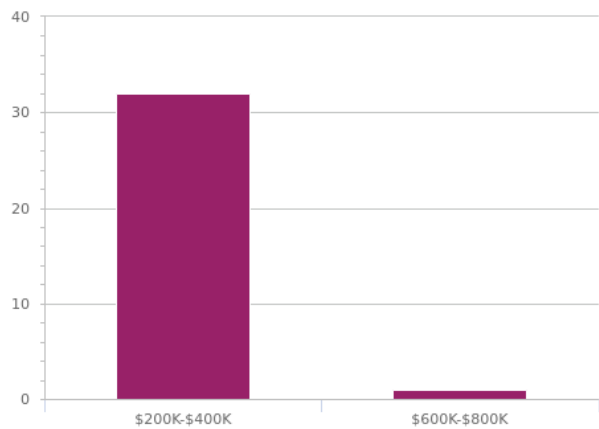
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Confidence is displayed as a coloured coded range with red representing low confidence, through to amber which represents medium confidence to green for higher confidence.

Low   Medium   High

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

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