

IntelliVal Automated Valuation Estimate

Prepared on 28 September 2020



9/19 Talbot Street Coorparoo QLD 4151

Estimated Value:

\$450,000

Estimated Value Confidence:



Low

High

Estimated Price Range:

\$403,000 - \$502,000

Property Attributes:



2



2



1



-



Year Built

-



Land Area

92m²



Property Type

Unit



Land Use

Building Units (Primary Use Only)



Development Zoning

Not zoned

Sales History

| Sale Date | Sale Price | Sale Type |
|-------------|------------|-------------|
| 07 Sep 2016 | \$505,000 | Normal Sale |

Estimated Value as at 14 September 2020. 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.

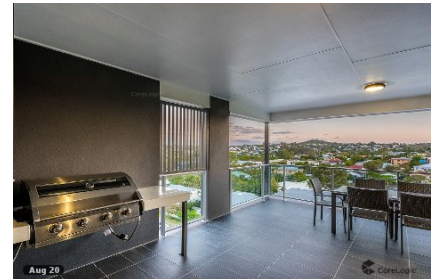
For further information about confidence levels, please refer to the end of this document.

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Location Highlights



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Recently Sold Properties



| | | | |
|---|---|---|-------------------|
| | | | |
| 2 | 2 | 2 | 119m ² |

35/11 Kitchener Street Coorparoo QLD 4151

Sold Price: \$430,000

Sold Date: 30 July 2020

Distance from Subject: 0.2km

Features: Dc1 District Centre (District), Dishwasher, Stainless Steel Appliances



| | | | |
|---|---|---|-------------------|
| | | | |
| 2 | 2 | 2 | 152m ² |

4/20 Weston Street Coorparoo QLD 4151

Sold Price: \$445,000

Sold Date: 03 May 2020

Distance from Subject: 0.3km

Features: Lmr2 Low-Medium Density Residential (2 Or 3 Storey Mix), 2 x Balconies, Airconditioned, Built In/s, City Views, Close to



| | | | |
|---|---|---|-------------------|
| | | | |
| 2 | 2 | 1 | 100m ² |

79/55 Harries Road Coorparoo QLD 4151

Sold Price: \$385,000

Sold Date: 07 April 2020

Distance from Subject: 0.5km

Features: Dc2 District Centre (Corridor), Dishwasher, Granite Bench Tops, Vinyl Floor, Terrace-Balcony

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| | | | |
|---|---|---|-------------------|
| | | | |
| 2 | 2 | 1 | 117m ² |

3/81 French Street Coorparoo QLD 4151

Sold Price: \$400,000

Sold Date: 01 July 2020

Distance from Subject: 0.5km

Features: Lmr2 Low-Medium Density Residential (2 Or 3 Storey Mix), Carpet Floor



| | | | |
|---|---|---|-------------------|
| | | | |
| 2 | 2 | 1 | 116m ² |

2/15 Rutland Street Coorparoo QLD 4151

Sold Price: \$433,000

Sold Date: 25 May 2020

Distance from Subject: 0.5km

Features: Lmr2 Low-Medium Density Residential (2 Or 3 Storey Mix), Concrete Timber, Courtyard, Dishwasher

| | | | |
|---|---|---|------------------|
| | | | |
| 2 | 2 | 1 | 86m ² |

1083/123 Cavendish Road Coorparoo QLD 4151

Sold Price: \$499,000

Sold Date: 20 May 2020

Distance from Subject: 0.6km

Features: Dishwasher

How to purchase your next home



Step 1
View property listing online including virtual tour.



Step 2
Schedule and attend your private inspection with the agent. Alternatively attend one of our Scheduled Open Homes
*Social Distancing Conditions Apply



Step 3
Speak to a Mortgage Broker for finance approval, then make an offer.



Step 4
Utilise Coronis' end-to-end service including digital conveyancing and Building and Pest Inspections.

*Open Homes will be conducted with a maximum of 10 people including the real estate agent inside the property at any one time, with no more than one person per 4 square metres.

May 20

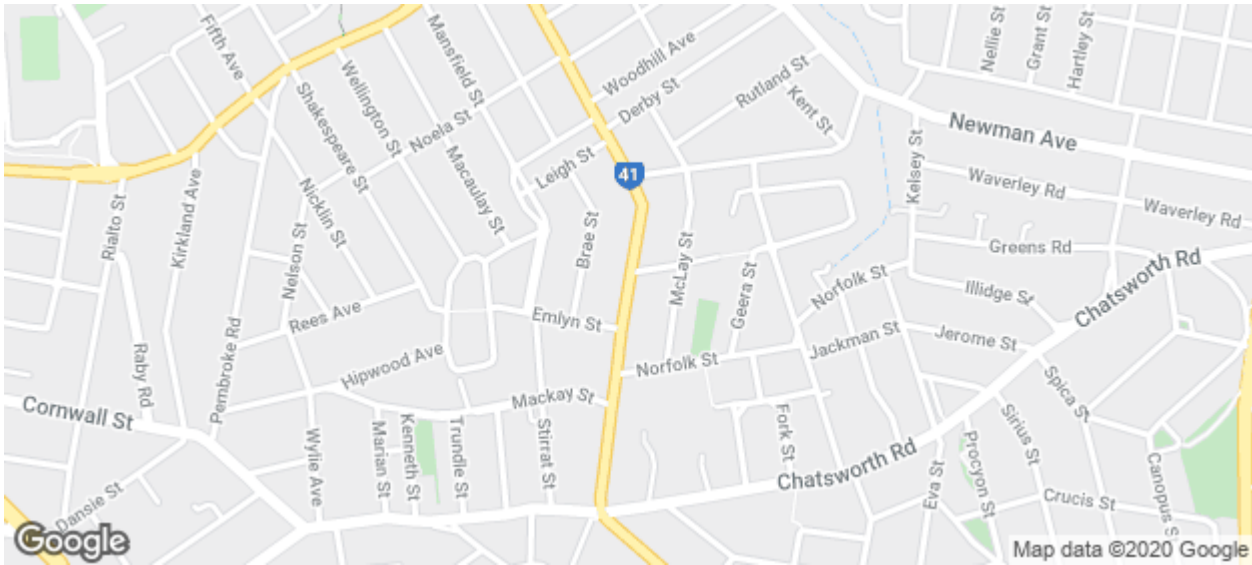


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Coorparoo Insights: A Snapshot



Houses

Median Price

\$968,040

| | Past Sales | Capital Growth |
|------|------------|----------------|
| 2020 | 172 | ↑ 10.76% |
| 2019 | 137 | ↓ 2.90% |
| 2018 | 185 | ↑ 2.62% |
| 2017 | 158 | ↑ 1.19% |
| 2016 | 179 | ↑ 6.55% |

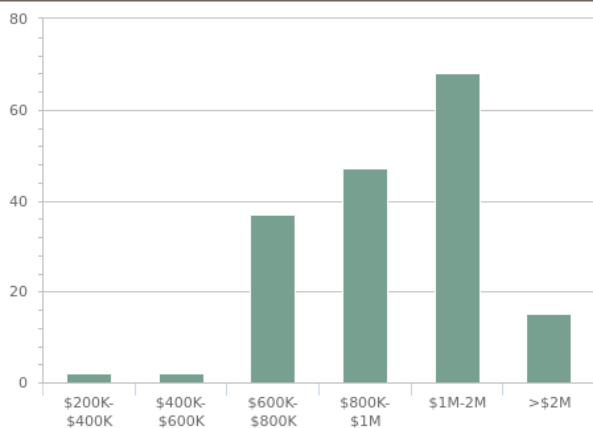
Units

Median Price

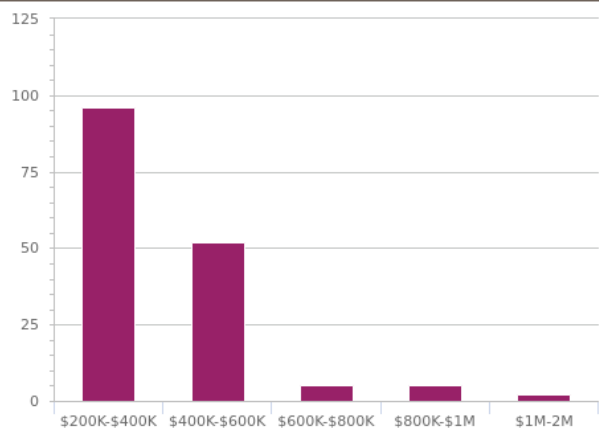
\$373,461

| | Past Sales | Capital Growth |
|------|------------|----------------|
| 2020 | 161 | ↑ 2.26% |
| 2019 | 163 | ↓ 3.60% |
| 2018 | 161 | ↓ 0.11% |
| 2017 | 244 | ↓ 8.63% |
| 2016 | 341 | ↑ 5.36% |

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. 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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