

# IntelliVal Automated Valuation Estimate

Prepared on 28 September 2020



90C Tyler Street Preston VIC 3072

Estimated Value:

**\$760,000**

Estimated Value Confidence:



Low

High

Estimated Price Range:

**\$677,000 - \$844,000**

Property Attributes:



3



2



2



137m<sup>2</sup>



Year Built

2019



Land Area

153m<sup>2</sup>



Property Type

Unit



Land Use

Detached Dwelling



Development Zoning

General residential zone  
- schedule 2

## Sales History

Sale Date	Sale Price	Sale Type
30 Aug 2016	\$790,000	Unknown

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.

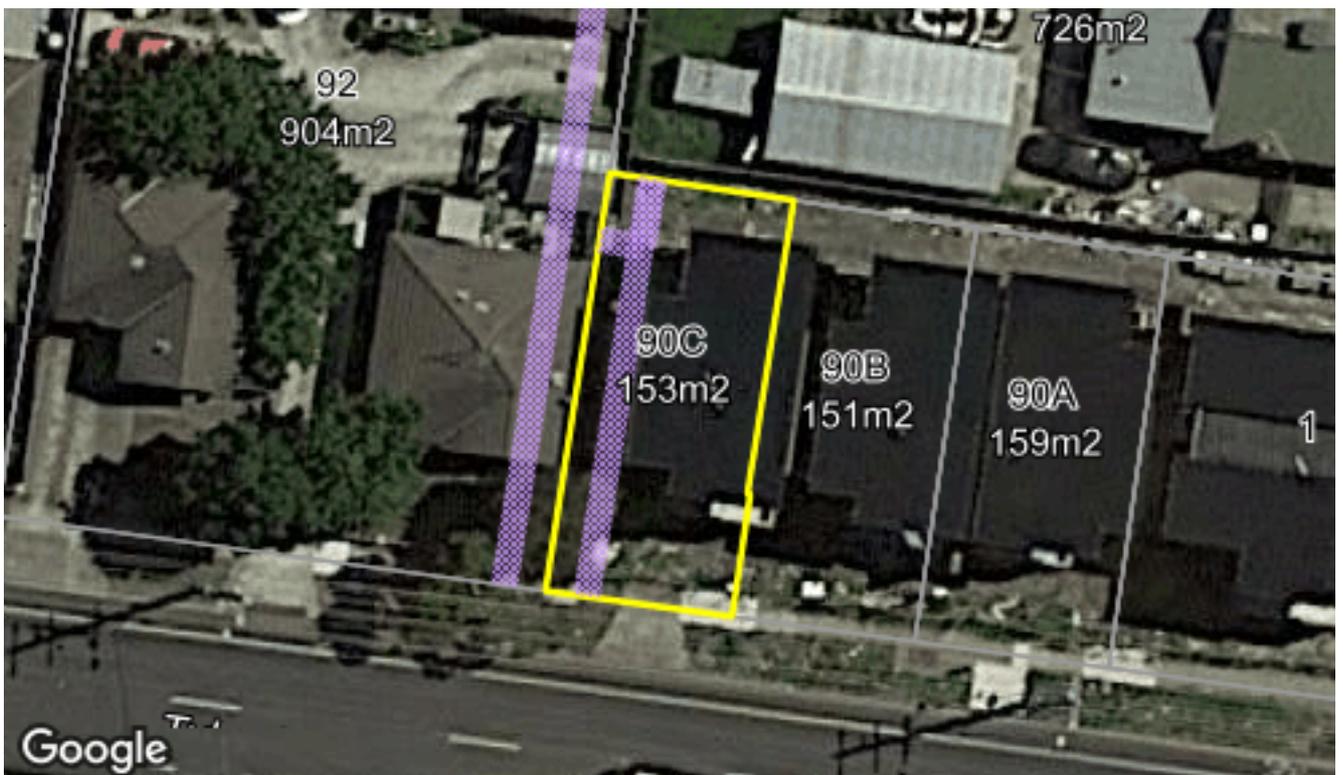
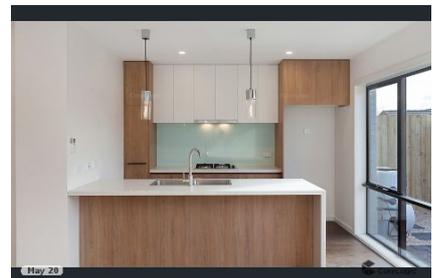
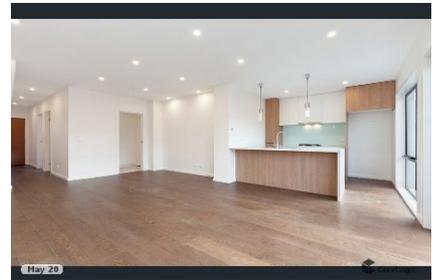
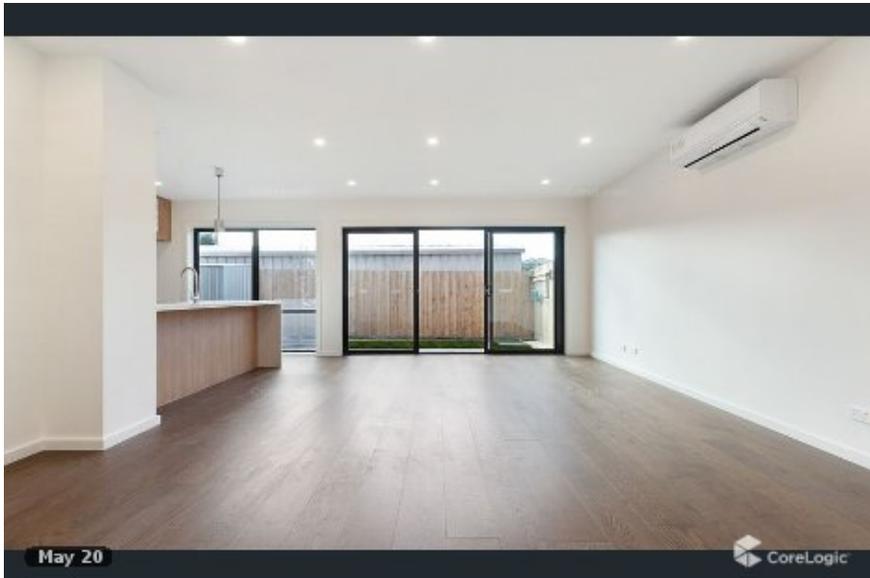
For further information about confidence levels, please refer to the end of this document.

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## Location Highlights



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## Recently Sold Properties



 3    
  2    
  2    
  155m<sup>2</sup>

**10/10 Crevelli Street Reservoir  
VIC 3073**

Sold Price: \$705,000

Sold Date: 08 July 2020

Distance from Subject: 0.1km

Features: -



 3    
  2    
  2    
  144m<sup>2</sup>

**1/18 Chaleyer Street Reservoir  
VIC 3073**

Sold Price: \$700,000

Sold Date: 22 February 2020

Distance from Subject: 0.6km

Features: Internal Laundry, 1 No of Study Rooms, Dishwasher, Energy efficient appliances, Gas, Other



 3    
  2    
  2    
  895m<sup>2</sup>

**98 Albert Street Preston VIC  
3072**

Sold Price: \$802,000

Sold Date: 24 July 2020

Distance from Subject: 1.1km

Features: General Residential Zone - Schedule 2, Close to Schools, Close to Shops, Close to Transport, Roller Door Access, Timber, 1 Toilets

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No photo available



2



2



1



182m<sup>2</sup>

## 1/4 Newton Street Reservoir VIC 3073

Sold Price: \$655,000

Sold Date: 09 November 2019

Distance from Subject: 0.1km

Features: Brick Veneer



Dec 19

CoreLogic



2



2



1



131m<sup>2</sup>

## 5/4 McComas Street Reservoir VIC 3073

Sold Price: \$665,000

Sold Date: 12 October 2019

Distance from Subject: 0.5km

Features: Brick Veneer



Nov 19

CoreLogic



3



2



2



210m<sup>2</sup>

## 1/45 Beatrice Street Preston VIC 3072

Sold Price: \$685,000

Sold Date: 16 October 2019

Distance from Subject: 0.5km

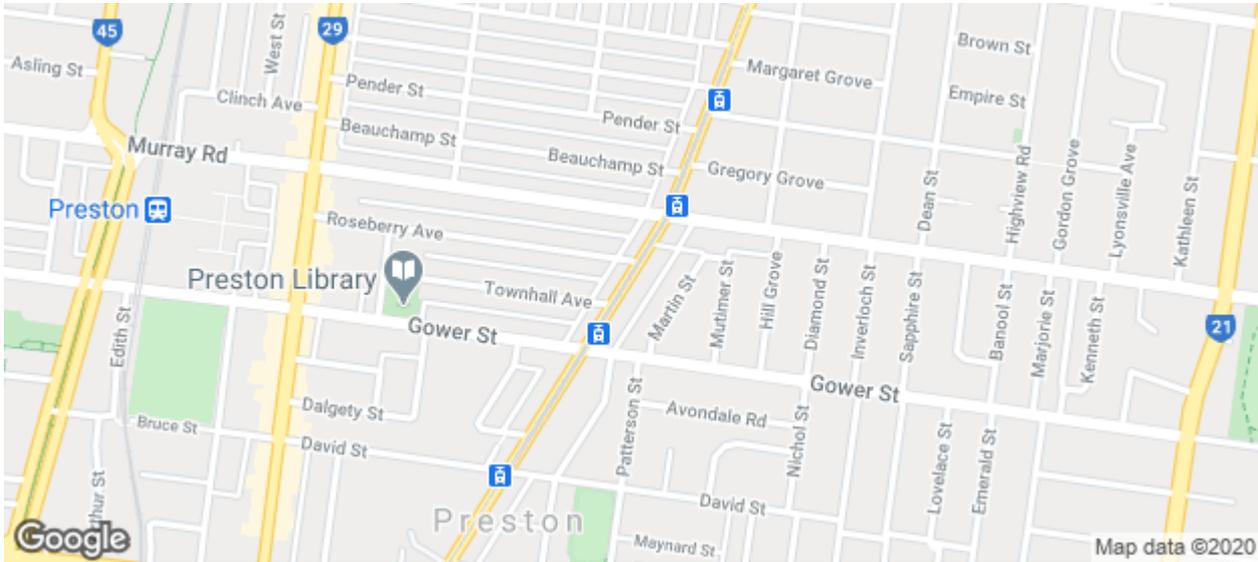
Features: Brick Veneer

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## Preston Insights: A Snapshot



### Houses

Median Price  
**\$1,033,469**

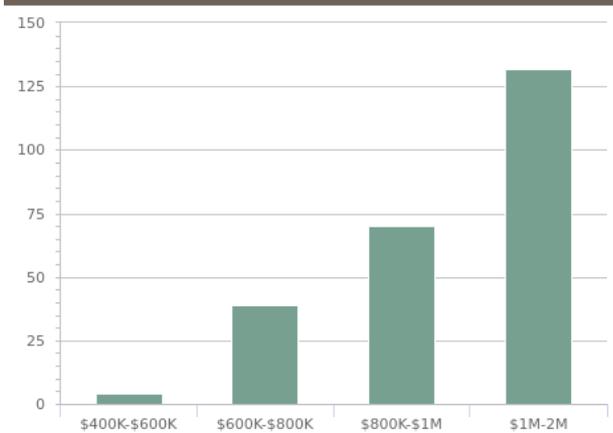
	Past Sales	Capital Growth
2020	248	↑ 19.97%
2019	234	↓ 13.18%
2018	296	↓ 0.27%
2017	314	↑ 18.77%
2016	301	↑ 9.18%

### Units

Median Price  
**\$547,754**

	Past Sales	Capital Growth
2020	191	↑ 7.99%
2019	185	↓ 4.44%
2018	235	↑ 6.21%
2017	262	↑ 6.66%
2016	295	↑ 4.93%

### House Sales by Price (Past 12 Months)



### Unit Sales by Price (Past 12 Months)



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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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Within Australia: **1300 734 318**  
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