

IntelliVal Automated Valuation Estimate

Prepared on 09 February 2023



203/1 Bass Court North Lakes QLD 4509

Estimated Value:

\$495,000

Estimated Value Confidence:



Estimated Price Range:

\$441,000 - \$550,000

Property Attributes:



3



2



1



125m²



No photo available



Year Built

2013



Land Area

142m²



Property Type

House



Land Use

Building Units (Primary Use Only)



Development Zoning

Not zoned

Sales History

Sale Date	Sale Price	Sale Type
28 Jun 2016	\$360,000	Normal Sale

Estimated Value as at 06 February 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



3 2 1 103m² 144m²

130/1 Bass Court North Lakes QLD 4509

Sold Price: \$465,000

Sold Date: 24 November 2022

Distance from Subject: 0.1km

Features: Mixed Use, Broadband internet access, Dishwasher, Gym



3 2 1 106m² 140m²

1/140 Endeavour Boulevard North Lakes QLD 4509

Sold Price: \$426,000

Sold Date: 23 September 2022

Distance from Subject: 0.2km

Features: Mixed Use, Internal Laundry, Bath, Dishwasher, 3 Toilets



3 2 1 99m² 140m²

108/1 Bass Court North Lakes QLD 4509

Sold Price: \$426,000

Sold Date: 01 August 2022

Distance from Subject: 0.2km

Features: Mixed Use, 1 No of Study Rooms, Courtyard, Dishwasher, Gym

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3	2	1	110m ²	140m ²

2/140 Endeavour Boulevard
North Lakes QLD 4509

Sold Price: \$425,000

Sold Date: 03 July 2022

Distance from Subject: 0.2km

Features: Mixed Use



				
4	2	2	4m ²	163m ²

28/119 Copeland Drive North
Lakes QLD 4509

Sold Price: \$530,000

Sold Date: 07 June 2022

Distance from Subject: 1.2km

Features: General Residential, Dishwasher, Stainless Steel Appliances, 1 No of Study Rooms, Bath, Dishwasher, 3 Toilets, Bushland View



				
3	2	2	110m ²	159m ²

9/7 Chelmsford Road Mango
Hill QLD 4509

Sold Price: \$485,000

Sold Date: 21 November 2022

Distance from Subject: 1.9km

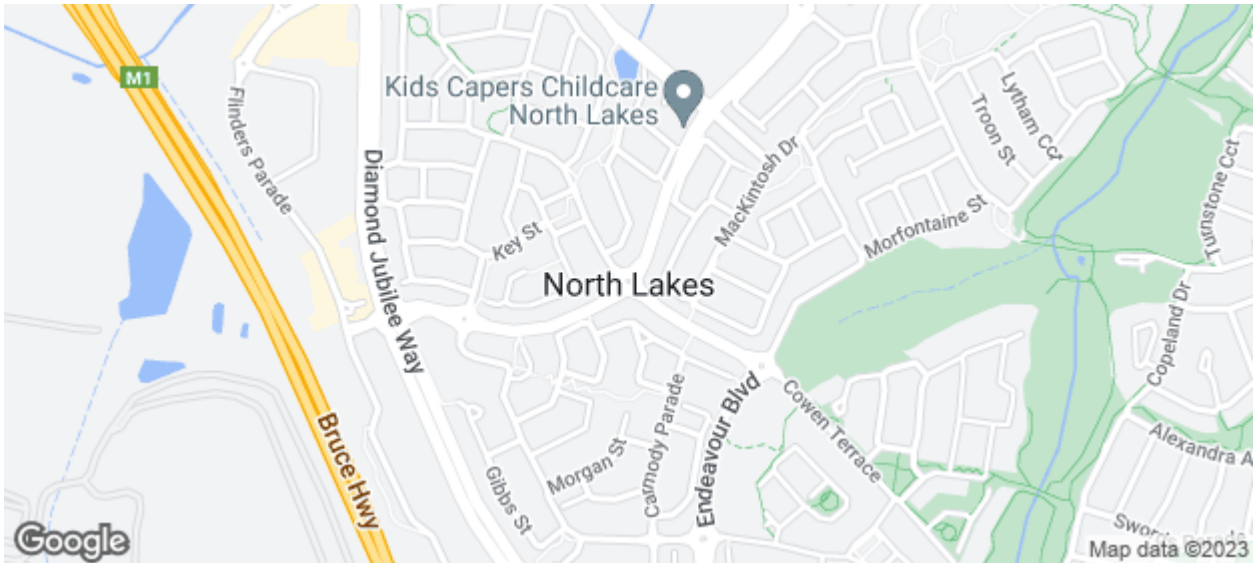
Features: Built-In Wardrobes, Close to Schools, Close to Shops, Close to Transport, Garden, 2 Toilets

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North Lakes Insights: A Snapshot



Houses

Median Price

\$760,013

	Past Sales	Capital Growth
2022	527	↑ 16.22%
2021	631	↑ 24.74%
2020	441	↑ 5.95%
2019	425	↓ 2.26%
2018	469	↓ 0.69%

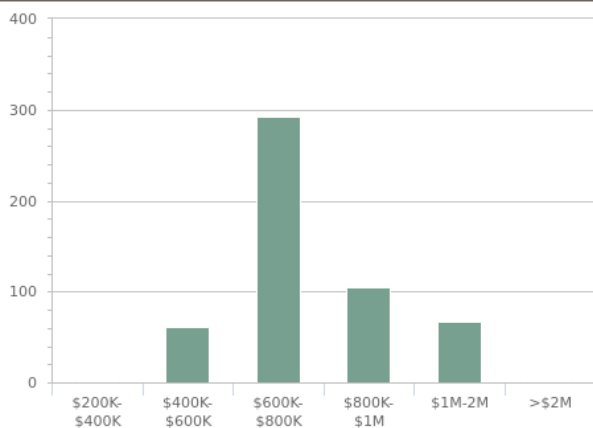
Units

Median Price

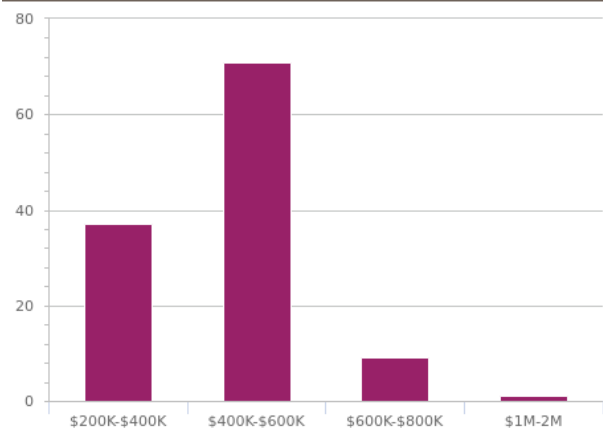
\$458,001

	Past Sales	Capital Growth
2022	118	↑ 17.33%
2021	95	↑ 13.40%
2020	44	↓ 2.41%
2019	48	↑ 2.24%
2018	42	↓ 5.20%

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. 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.



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

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