

# IntelliVal Automated Valuation Estimate

Prepared on 11 December 2020



## 2/26 Ocean Street Runaway Bay QLD 4216

Estimated Value:

**\$630,000**

Estimated Value Confidence:



Low

High

Estimated Price Range:

**\$560,000 - \$698,000**

Property Attributes:



4



3



2



169m<sup>2</sup>



Year Built

2014



Land Area

217m<sup>2</sup>



Property Type

House



Land Use

Building Units (Primary Use Only)



Development Zoning

Not zoned

## Sales History

Sale Date	Sale Price	Sale Type
12 Mar 2018	\$575,000	Normal Sale

Estimated Value as at 07 December 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   
  3   
  2   
  -   
  249m<sup>2</sup>

**2/9 Margaroola Avenue Biggera Waters QLD 4216**

Sold Price: \$712,500

Sold Date: 08 June 2020

Distance from Subject: 0.3km

Features: Bath, Broadband internet access, Dishwasher



 3   
  2   
  2   
  156m<sup>2</sup>   
  222m<sup>2</sup>

**1/9 Margaroola Avenue Biggera Waters QLD 4216**

Sold Price: \$700,000

Sold Date: 04 July 2020

Distance from Subject: 0.3km

Features: Bath, Dishwasher



 3   
  2   
  2   
  112m<sup>2</sup>   
  136m<sup>2</sup>

**3/5 Taylor Street Biggera Waters QLD 4216**

Sold Price: **\$605,000**

Sold Date: 10 August 2020

Distance from Subject: 0.5km

Features: Terrace-Balcony

**\*Agent Advised**

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3 2 2 168m<sup>2</sup> 259m<sup>2</sup>

## 1/13 Oleander Avenue Biggera Waters QLD 4216

Sold Price: \$670,000

Sold Date: 02 October 2020

Distance from Subject: 0.8km

Features: Medium Density Residential, Stone Bench Tops, Porcelain Floor, 1 No of Study Rooms, Courtyard, 3 Toilets



4 2 4 172m<sup>2</sup> 181m<sup>2</sup>

## 2/25 Clark Street Biggera Waters QLD 4216

Sold Price: \$650,000

Sold Date: 15 September 2020

Distance from Subject: 1.1km

Features: Medium Density Residential, Stainless Steel Appliances, Dishwasher, 2 Toilets, 2020 Year Building Refurbished



4 2 1 - 159m<sup>2</sup>

## 1/51 Markham Avenue Runaway Bay QLD 4216

Sold Price: \$672,000

Sold Date: 02 September 2020

Distance from Subject: 1.7km

Features: Medium Density Residential, 1 Family / Rumpus Rooms, 1 No of Study Rooms, Dishwasher

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## Runaway Bay Insights: A Snapshot



### Houses

Median Price  
**\$1,024,679**

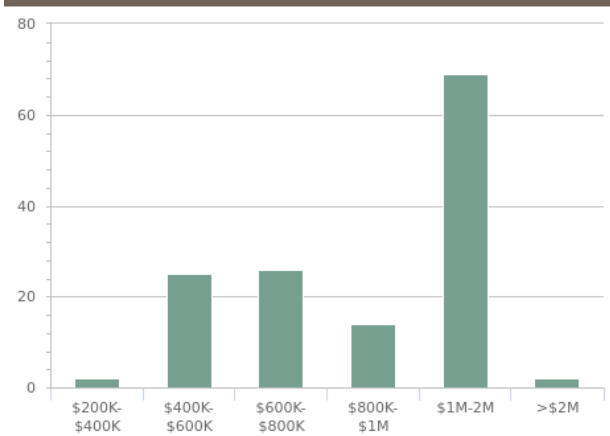
	Past Sales	Capital Growth
2020	142	↑ 15.68%
2019	115	↓ 6.64%
2018	162	↑ 8.82%
2017	149	↓ 4.18%
2016	143	↑ 14.08%

### Units

Median Price  
**\$523,854**

	Past Sales	Capital Growth
2020	140	↑ 5.57%
2019	142	↓ 1.38%
2018	153	↓ 1.31%
2017	192	↑ 5.25%
2016	197	↑ 6.02%

### 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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