

# Property Report

106/112-122 Goderich Street East Perth WA 6004

Date of report: 09 February 2022

Ray White **Know How** to sell your property for more.



**CoreLogic**<sup>®</sup>

106/112-122 Goderich Street East  
Perth WA 6004



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40m<sup>2</sup>



50m<sup>2</sup>

## Property Details

<b>Lot/Plan</b>	LOT 26 S005186	<b>Property Type</b>	Flats
<b>Year Built</b>	1968	<b>Council Area</b>	Perth
<b>Zone</b>	R160, R160	<b>Land Use Primary</b>	Flat



106/112-122 Goderich Street East Perth WA 6004

## Estimated Value

Estimated Value:

**\$200,000**

Estimated Value Range:

**\$173,000 - \$229,000**

Estimated Value Confidence:









Estimated Value as at 31 January 2022. 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 a valuer. For further information about confidence levels, please refer to the end of this document.

## Property Activity Summary

Date	Activity	Value	Details
18 Feb 2020	For Rent	\$250 / week	Campaign period: 18/02/2020 - 13/03/2020, Listed by: Urban Springs Leasing, Ray White Urban Springs Cloverdale, Days on market: 25
24 Apr 2016	For Rent	\$295 / week	Campaign period: 24/04/2016 - 30/05/2016, Listed by: Urban Springs Leasing, Ray White Urban Springs - Cloverdale, Days on market: 37
07 Nov 2011	Sold	\$235,000	Sale Method: Normal Sale, Sale Advised by: Government
06 Dec 2009	Sold	\$255,000	Sale Method: Unknown, Sale Advised by: Government
08 Sep 2007	Sold	\$239,000	Sale Method: Unknown, Sale Advised by: Government
11 Jul 2005	Sold	\$141,000	Sale Method: Unknown, Sale Advised by: Government
26 Aug 1997	Sold	\$53,000	Sale Method: Unknown, Sale Advised by: Government
08 May 1992	Sold	\$48,000	Sale Method: Unknown, Sale Advised by: Government
02 May 1989	Sold	\$49,000	Sale Method: Unknown, Sale Advised by: Government
01 Apr 1985	Sold	\$17,500	Sale Method: Unknown, Sale Advised by: Government

## Local School Details

	School Address	Distance	School Type	Gender	Sector	Enrolments
	<b>Highgate Primary School</b> -	1.8km	Primary	Mixed	Government	650
	<b>Mercedes College</b> 86 Victoria Square Perth WA 6000	0.3km	Secondary	-	Non-Government	928
	<b>Trinity College</b> 2 Trinity Avenue East Perth WA 6004	1.2km	Combined	-	Non-Government	1276
	<b>St George's Anglican Grammar School</b> 50 William Street Perth WA 6000	1.3km	Secondary	Mixed	Non-Government	283
	<b>Victoria Park Christian School</b> 27 Colombo Street Victoria Park WA 6100	2.4km	Primary	Mixed	Non-Government	66

 Property within school catchment

 Property outside school catchment (government)/no catchment applies (non-government)

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### Estimated Value

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 the 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.



Low

Medium

High

If you have any questions or concerns about the information in this report, please contact our customer care team.

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Email Us: **[customercare@corelogic.com.au](mailto:customercare@corelogic.com.au)**