

# IntelliVal for Professionals

## Automated Valuation Estimate

Prepared on 12 July 2022



5383 Great Southern Highway Gwambygine WA 6302

Lot/Plan: 58/P224741

Estimated Value:

**\$341,413**

FSD\*: (Forecast Standard Deviation)

**22%**

Estimated Price Range:

**\$266,302 - \$416,524**

Property Attributes:



2



2



2



88m<sup>2</sup>



No photo  
available



Year Built

1998



Land Area

2.02Ha



Property Type

House



Land Use

House



Development Zoning

None

## Sales History

Sale Date	Sale Price	Sale Type
20 Sep 2010	\$385,000	Unknown
05 Feb 1997	\$37,000	Unknown
13 Nov 1992	\$31,800	Unknown
19 Mar 1990	\$33,000	Unknown

Estimated Value as at 04 July 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 the valuer.

A Forecast Standard Deviation is an estimate of the variation between the modelled estimate and the market value of a property. A smaller FSD indicates that our estimate of value is likely closer to the true market value of a property than a larger FSD.

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

CoreLogic IntelliVal for Professionals Automated Valuation Estimate

© Copyright 2022 | RP Data Pty Ltd trading as CoreLogic Asia Pacific (CoreLogic) and its licensors are the sole and exclusive owners of all rights, title and interest (including intellectual property rights) subsisting in this publication including any data, analytics, statistics and other information. All rights reserved. No reproduction, distribution, or transmission of the copyrighted materials is permitted. The information is deemed reliable but not guaranteed.

5383 Great Southern Highway Gwambygine WA  
6302



Prepared on 12 July 2022

## Location Highlights



CoreLogic IntelliVal for Professionals Automated Valuation Estimate

© Copyright 2022 | RP Data Pty Ltd trading as CoreLogic Asia Pacific (CoreLogic) and its licensors are the sole and exclusive owners of all rights, title and interest (including intellectual property rights) subsisting in this publication including any data, analytics, statistics and other information. All rights reserved. No reproduction, distribution, or transmission of the copyrighted materials is permitted. The information is deemed reliable but not guaranteed.

# 5383 Great Southern Highway Gwambygine WA 6302

Prepared on 12 July 2022

## Recently Sold Properties



 3
  2
  6
  152m<sup>2</sup>
 8.45Ha

### 5497 Great Southern Highway Gwambygine WA 6302

**Sold Price:** \$680,000

**Sold Date:** 21 April 2022

**Distance from Subject:** 1.1km

**Features:** 1 Lounge Rooms, WB, 1 No of Kitchens, Carports Det: 2, House - Orch, 4 Toilets, Shed



 3
  1
  -
  123m<sup>2</sup>
 8.05Ha

### 5261 Great Southern Highway Gwambygine WA 6302

**Sold Price:** \$200,000

**Sold Date:** 19 October 2021

**Distance from Subject:** 1.1km

**Features:** 1 Dining Rooms, 1 Lounge Rooms, WB/FIB, 1 No of Kitchens, House - Land, Rural View



 2
  1
  2
  220m<sup>2</sup>
 2.16Ha

### 2105 Top Beverley-York Road Mount Hardey WA 6302

**Sold Price:** \$355,000

**Sold Date:** 19 April 2022

**Distance from Subject:** 4.5km

**Features:** 1 Dining Rooms, 1 Lounge Rooms, WB, 1 No of Kitchens, Carports Det: 2, House



# 5383 Great Southern Highway Gwambygine WA 6302

Prepared on 12 July 2022



 1
  1
  2
  80m<sup>2</sup>
 2.03Ha

2109 Top Beverley-York Road  
Mount Hardey WA 6302

Sold Price: \$300,000

Sold Date: 17 January 2022

Distance from Subject: 4.6km

Features: 1 Lounge Rooms, WB, 1 No of Kitchens, Garages Det: 2, House



 3
  1
  4
  90m<sup>2</sup>
 2.9Ha

2147 Top Beverley-York Road  
Mount Hardey WA 6302

Sold Price: \$385,000

Sold Date: 09 August 2021

Distance from Subject: 4.8km

Features: 1 Lounge Rooms, T/Fram, 1 No of Kitchens, Water Closets, House

# 5383 Great Southern Highway Gwambyne WA 6302



Prepared on 12 July 2022

## Gwambyne Insights: A Snapshot



### Houses

Median Price

—

	Past Sales	Capital Growth
2022	1	- -
2021	0	- -
2020	0	- -
2019	1	- -
2018	3	- -

### Units

Median Price

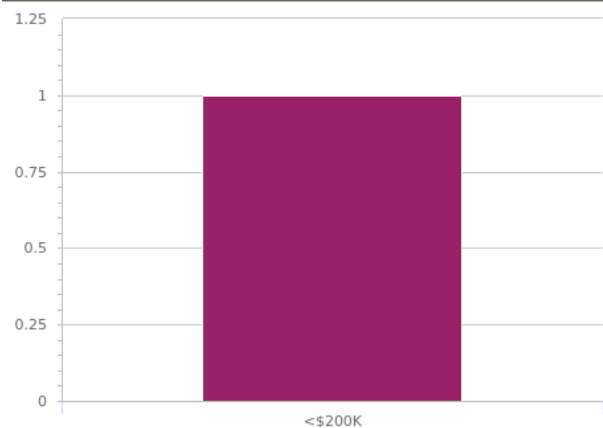
—

	Past Sales	Capital Growth
2022	0	- -
2021	0	- -
2020	1	- -
2019	0	- -
2018	0	- -

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



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



CoreLogic IntelliVal for Professionals Automated Valuation Estimate

5383 Great Southern Highway Gwambygine WA  
6302



Prepared on 12 July 2022

## Disclaimers

This publication reproduces materials and content owned or licenced by RP Data Pty Ltd trading as CoreLogic Asia Pacific (CoreLogic) and may include data, statistics, estimates, indices, photographs, maps, tools, calculators (including their outputs), commentary, reports and other information (CoreLogic Data).

The CoreLogic Data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

While CoreLogic uses commercially reasonable efforts to ensure the CoreLogic Data is current, CoreLogic does not warrant the accuracy, currency or completeness of the CoreLogic Data and to the full extent permitted by law excludes all loss or damage howsoever arising (including through negligence) in connection with the CoreLogic Data.

Based on information provided by and with the permission of the Western Australian Land Information Authority (2022) trading as Landgate.

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.

An Estimated Value is current only at the date of publication or supply. CoreLogic expressly excludes any warranties and representations that an Estimated Value is an accurate representation as to the market value of the subject property.

To the full extent permitted by law, CoreLogic excludes all liability for any loss or damage howsoever arising or suffered by the recipient, whether as a result of the recipient's reliance on the accuracy of an Estimated Value or otherwise arising in connection with an Estimated Value.

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

If you have any questions or concerns about the information in this report, please contact our Customer Engagement Team.

Within Australia: **1300 660 051**

Please do not hesitate to contact us via <https://valstatus.rpdata.com> if you have any questions about this notification.

CoreLogic IntelliVal for Professionals Automated Valuation Estimate