

# IntelliVal Automated Valuation Estimate

Prepared on 04 March 2021



## 6 Windsor Place Forest Lake QLD 4078

Estimated Value:

**\$370,000**

Estimated Value Confidence:



Low

High

Estimated Price Range:

**\$344,000 - \$396,000**

Property Attributes:



3



1



1



110m<sup>2</sup>



Year Built

1996



Land Area

260m<sup>2</sup>



Property Type

House



Land Use

Single Unit Dwelling



Development Zoning

Residential a

## Sales History

Sale Date	Sale Price	Sale Type
11 Nov 2014	\$330,000	Normal Sale
23 May 2012	\$280,000	Normal Sale
09 Apr 1998	\$38,000	Normal Sale

Estimated Value as at 01 March 2021. 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 1 2 104m<sup>2</sup> 255m<sup>2</sup>

### 13 Jorgenson Close Forest Lake QLD 4078

Sold Price: **\$396,000**

Sold Date: 15 February 2021

Distance from Subject: 0.2km

Features: Ldr Low Density Residential, Timber Floor, Shed



3 1 1 114m<sup>2</sup> 253m<sup>2</sup>

### 4 Eyre Court Forest Lake QLD 4078

Sold Price: \$360,000

Sold Date: 15 October 2020

Distance from Subject: 0.2km

Features: Ldr Low Density Residential, 1 Toilets



3 1 1 130m<sup>2</sup> 253m<sup>2</sup>

### 5 Drake Place Forest Lake QLD 4078

Sold Price: \$350,950

Sold Date: 03 December 2020

Distance from Subject: 0.8km

Features: Ldr Low Density Residential

**\*Agent Advised**

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3 1 1 95m<sup>2</sup> 317m<sup>2</sup>

## 13 Monterey Close Forest Lake QLD 4078

Sold Price: \$350,000

Sold Date: 14 December 2020

Distance from Subject: 0.9km

Features: Ldr Low Density Residential, Floorboards, 1 Toilets



3 1 1 101m<sup>2</sup> 320m<sup>2</sup>

## 9 Monterey Close Forest Lake QLD 4078

Sold Price: \$340,000

Sold Date: 14 September 2020

Distance from Subject: 1km

Features: Ldr Low Density Residential, Shed



3 1 1 135m<sup>2</sup> 320m<sup>2</sup>

## 62 Clarendon Circuit Forest Lake QLD 4078

Sold Price: \$389,000

Sold Date: 14 October 2020

Distance from Subject: 1.5km

Features: Ldr Low Density Residential

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## Forest Lake Insights: A Snapshot



### Houses

Median Price

**\$458,195**

	Past Sales	Capital Growth
2020	342	↑ 0.45%
2019	367	↓ 0.48%
2018	421	↓ 2.38%
2017	410	↑ 3.52%
2016	454	↑ 3.29%

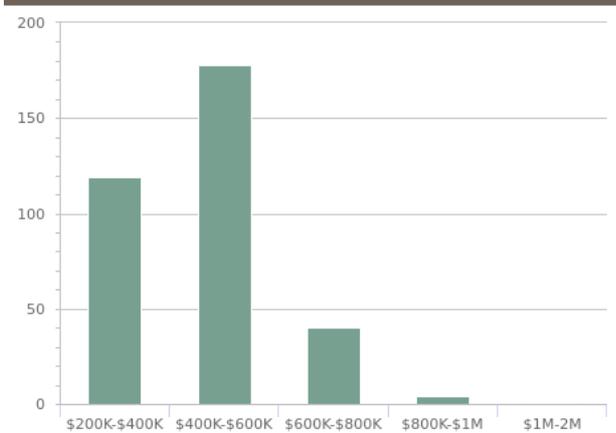
### Units

Median Price

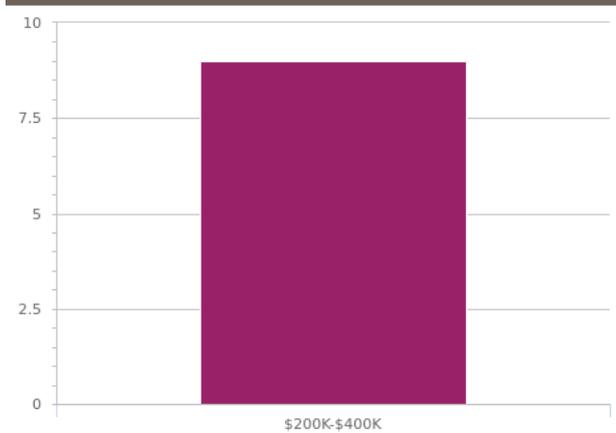
**\$238,409**

	Past Sales	Capital Growth
2020	9	↓ 5.51%
2019	21	↓ 1.53%
2018	26	↓ 11.06%
2017	13	↓ 1.31%
2016	15	↓ 8.01%

### 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.



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