

IntelliVal for Professionals Automated Valuation Estimate

Prepared on 23 May 2023



3/35 Crawford Street Queanbeyan NSW 2620

Estimated Value: **\$290,830**
As at: 27 Jun 2022

FSD*: (Forecast Standard Deviation)
16%

Estimated Price Range:
\$244,297 - \$337,363

Property Attributes:

 **2**  **1**  **1**  **54m²**



Year Built

1975



Land Area

-



Property Type

Unit



Land Use

-



Development Zoning

-

The estimated value returned in this report is based on an historical date to the current date, and as such the property attributes utilised to calculate this estimate may not match the current property attributes showing in this report.

Estimated Value as at 27 June 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>

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Location Highlights



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Recently Sold Properties



2



1



1



1,049m²

11/34 Uriarra Road Queanbeyan
NSW 2620

Sold Price: \$315,000

Sold Date: 17 January 2023

Distance from Subject: 0.3km

Features: High Density Residential, Dishwasher, Carpet Floor, RESIDENTIAL



2



1



2



-

3/4 Velacia Place Queanbeyan
NSW 2620

Sold Price: \$336,500

Sold Date: 06 February 2023

Distance from Subject: 0.3km

Features: High Density Residential, 1 Floor Level Of Unit, Stainless Steel Appliances, Carpet Floor, RESIDENTIAL



2



1



1



1,158m²

1/2 Velacia Place Queanbeyan
NSW 2620

Sold Price: \$310,000

Sold Date: 17 March 2023

Distance from Subject: 0.3km

Features: High Density Residential, Terrace-Balcony, RESIDENTIAL

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No photo available



2



1



1



2,541m²

7/67 Derrima Road Crestwood
NSW 2620

Sold Price: \$300,000

Sold Date: 13 September 2022

Distance from Subject: 0.3km

Features: High Density Residential,
RESIDENTIAL



2



1



1



2,674m²

19/67 Derrima Road Crestwood
NSW 2620

Sold Price: \$325,000

Sold Date: 17 March 2023

Distance from Subject: 0.3km

Features: High Density Residential, 1 Floor Level
Of Unit, Carpet Floor, RESIDENTIAL



2



1



1



2,245m²

14/12 Federal Avenue
Crestwood NSW 2620

Sold Price: \$350,000

Sold Date: 03 March 2023

Distance from Subject: 0.5km

Features: Medium Density Residential,
RESIDENTIAL

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Queanbeyan Insights: A Snapshot



Houses

Median Price

\$721,439

	Past Sales	Capital Growth
2023	40	↓ 7.78%
2022	73	↑ 30.45%
2021	41	↑ 20.50%
2020	57	↓ 2.55%
2019	42	↑ 7.63%

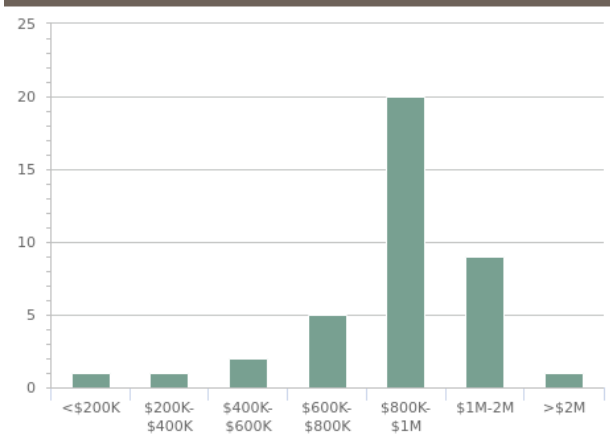
Units

Median Price

\$409,657

	Past Sales	Capital Growth
2023	117	↑ 7.50%
2022	178	↑ 22.63%
2021	116	↑ 5.93%
2020	99	↑ 5.19%
2019	131	↓ 4.72%

House Sales by Price (Past 12 Months)



Unit Sales by Price (Past 12 Months)



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Within Australia: **1300 660 051**

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