

IntelliVal Automated Valuation Estimate

Prepared on 05 July 2023



9/86 Jutland Street Oxley QLD 4075

Estimated Value:

\$645,000

Estimated Value Confidence:



Low

High

Estimated Price Range:

\$580,000 - \$708,000

Property Attributes:



4



3



2



162m²



Year Built

2017



Land Area

175m²



Property Type

Unit



Land Use

Building Units (Primary Use Only)



Development Zoning

-

Sales History

Sale Date	Sale Price	Sale Type
29 Mar 2017	\$499,000	Normal Sale

Estimated Value as at 03 July 2023. 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.

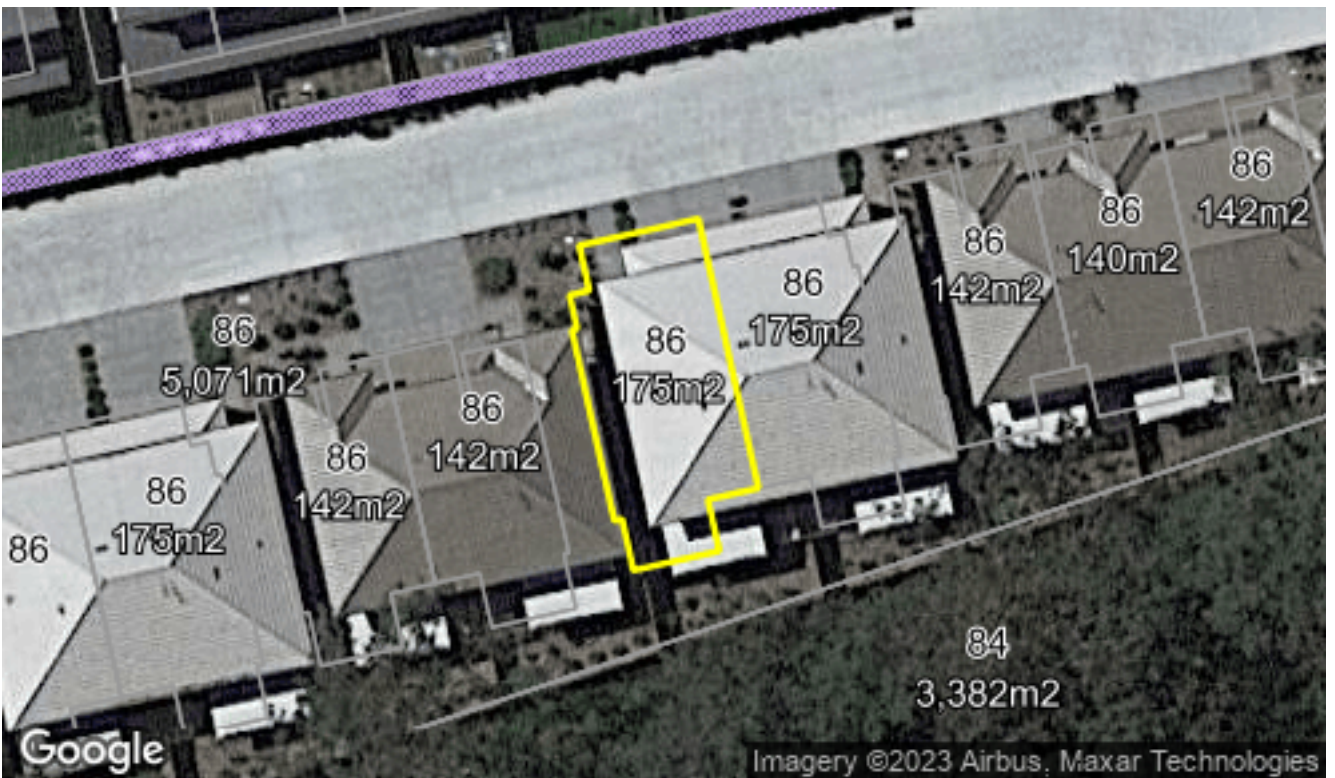
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Location Highlights



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Recently Sold Properties



No photo available



3



2



-



155m²

7/84 Finnegan Circuit Oxley
QLD 4075

Sold Price: \$695,000

Sold Date: 19 September 2022

Distance from Subject: 0.2km

Features: -



3



2



2



183m²

2/8 Valance Street Oxley QLD
4075

Sold Price: \$660,000

Sold Date: 06 July 2022

Distance from Subject: 0.6km

Features: Bath, Dishwasher



3



2



2



172m²

13/8 Valance Street Oxley QLD
4075

Sold Price: **\$700,000**

Sold Date: 14 June 2023

Distance from Subject: 0.6km

Features: Internal Laundry, Floorboards, Bath,
Dishwasher



***Agent Advised**

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3 2 1 147m²

1/29 Sandi Street Oxley QLD 4075

Sold Price: \$550,000

Sold Date: 20 February 2023

Distance from Subject: 0.8km

Features: 1 No of Study Rooms, Dishwasher



3 2 1 146m²

12/29 Sandi Street Oxley QLD 4075

Sold Price: \$565,000

Sold Date: 26 February 2023

Distance from Subject: 0.8km

Features: -



Living : 96.5 sqm
Courtyard : 11.7 sqm
TOTAL : 108.2 sqm

LEVEL 1 UNIT 108



3 2 2 108m²

106/61 Ellen Street Oxley QLD 4075

Sold Price: \$560,000

Sold Date: 09 November 2022

Distance from Subject: 1.3km

Features: Terrace-Balcony, 2 Toilets

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Oxley Insights: A Snapshot



Houses

Median Price

\$731,628

	Past Sales	Capital Growth
2023	114	↓ 18.67%
2022	158	↑ 45.95%
2021	163	↑ 8.45%
2020	124	↑ 5.39%
2019	133	↓ 3.62%

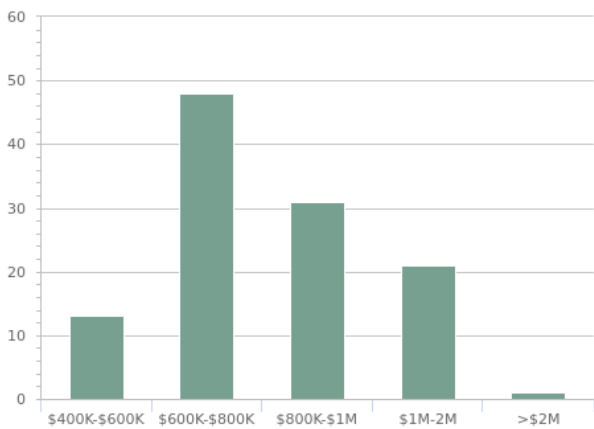
Units

Median Price

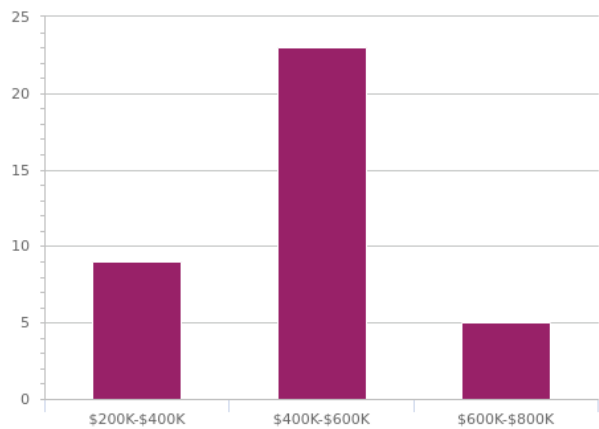
\$477,705

	Past Sales	Capital Growth
2023	37	↑ 3.27%
2022	59	↑ 28.63%
2021	37	↑ 32.16%
2020	26	↓ 10.21%
2019	27	↓ 8.64%

House Sales by Price (Past 12 Months)



Unit Sales by Price (Past 12 Months)



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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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The Confidence is based on a statistical calculation as to the probability of the Estimated Value being accurate compared to market value. The available confidence values returned are High, Medium-High, Medium, Medium-Low, and Low. An Estimated Value with a 'High' confidence is considered more reliable than an Estimated Value with a 'Medium-High', 'Medium', 'Medium-Low' 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 coloured 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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