

IntelliVal for Professionals Automated Valuation Estimate

Prepared on 27 April 2020



8/110 Johnson Road Hillcrest QLD 4118

Lot/Plan: 8/GTP4104

Estimated Value:

\$170,366

FSD*: (Forecast Standard Deviation)

10%

Estimated Price Range:

\$153,329 - \$187,403

Property Attributes:



Year Built

1994



Land Area

92m²



Property Type

Unit



Land Use

Group Title (Primary Use Only)



Development Zoning

Residential 600 (4600)

Sales History

Sale Date	Sale Price	Sale Type
03 Feb 2014	\$194,000	Normal Sale
23 Jun 2003	\$82,000	Normal Sale
13 Jan 2000	\$58,000	Normal Sale
09 Dec 1993	\$106,000	Normal Sale

Estimated Value as at 20 April 2020. 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 66m²

**46/3 Costata Street Hillcrest
QLD 4118**

Sold Price: \$178,000

Sold Date: 22 January 2020

Distance from Subject: 1km

Features: Low-Medium Density Residential



2 1 1 75m²

**86/3 Costata Street Hillcrest
QLD 4118**

Sold Price: \$183,000

Sold Date: 27 October 2019

Distance from Subject: 1km

Features: Low-Medium Density Residential, Fans, Security Screens downstairs and Fly Screens up stairs., 2 Toilets, Shed



2 1 1 66m²

**50/3 Costata Street Hillcrest
QLD 4118**

Sold Price: \$179,000

Sold Date: 06 September 2019

Distance from Subject: 1km

Features: Low-Medium Density Residential, Carpet Floor, Security Screen Doors, No Pets & Electric Stove, 2 Toilets

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2



1



1



114m²

26/259-267 Browns Plains
Road Browns Plains QLD 4118

Sold Price: \$178,800

Sold Date: 30 June 2019

Distance from Subject: 2.5km

Features: Low-Medium Density Residential,
Internal Laundry, Bath, Courtyard



4



2



2



161m²

15/122 Johnson Road Hillcrest
QLD 4118

Sold Price: \$380,000

Sold Date: 12 March 2020

Distance from Subject: 0.1km

Features: Built In Robes to All Bedrooms, Fully
Air Conditioned, Ceiling Fans, Low-Medium
Density Residential, Large Office



3



1



2



125m²

13/122 Johnson Road Hillcrest
QLD 4118

Sold Price: \$215,000

Sold Date: 07 December 2019

Distance from Subject: 0.1km

Features: Low-Medium Density Residential,
Built-In Wardrobes, Close to Schools, Close to
Shops, Close to Transport, Garden, 2 Toilets

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Hillcrest Insights: A Snapshot



Houses

Median Price

\$383,343

	Past Sales	Capital Growth
2020	67	↑ 5.35%
2019	72	↓ 4.76%
2018	110	↑ 4.11%
2017	110	↑ 1.55%
2016	101	↑ 11.95%

Units

Median Price

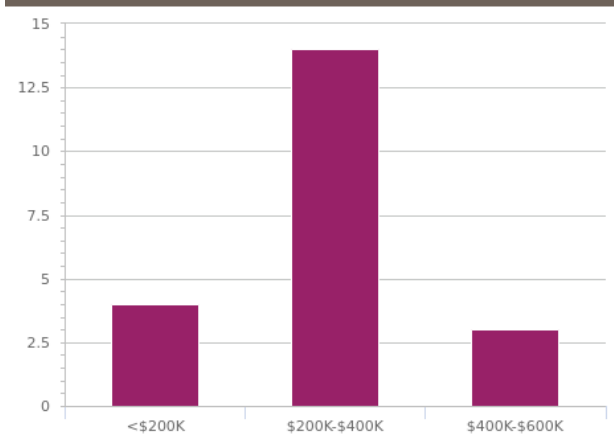
\$227,749

	Past Sales	Capital Growth
2020	21	↑ 4.34%
2019	16	↓ 8.19%
2018	16	↓ 0.69%
2017	41	↑ 0.10%
2016	55	↑ 0.88%

House Sales by Price (Past 12 Months)



Unit Sales by Price (Past 12 Months)



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