IntelliVal Automated Valuation Estimate

Prepared on 10 August 2023

63/14 Kensington Place Birkdale QLD 4159

Estimated Value:

$425,000

Estimated Value Confidence:

Low   High

Estimated Price Range:

$368,000 - $478,000

Property Attributes:

🛏 2	🛁 1	🚗 1	92m²

Year Built	Land Area	Property Type	Land Use	Development Zoning
1992	-	Unit	Group Title (Primary Use Only)	Medium density residential

Sales History

| Sale Date	Sale Price	Sale Type
03 Feb 2015	$283,000	Normal Sale
02 Jun 2013	$230,000	Normal Sale
22 Oct 2001	$92,000	Normal Sale
01 Mar 1999	$88,000	Normal Sale

Estimated Value as at 07 August 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.

CoreLogic IntelliVal Automated Valuation Estimate
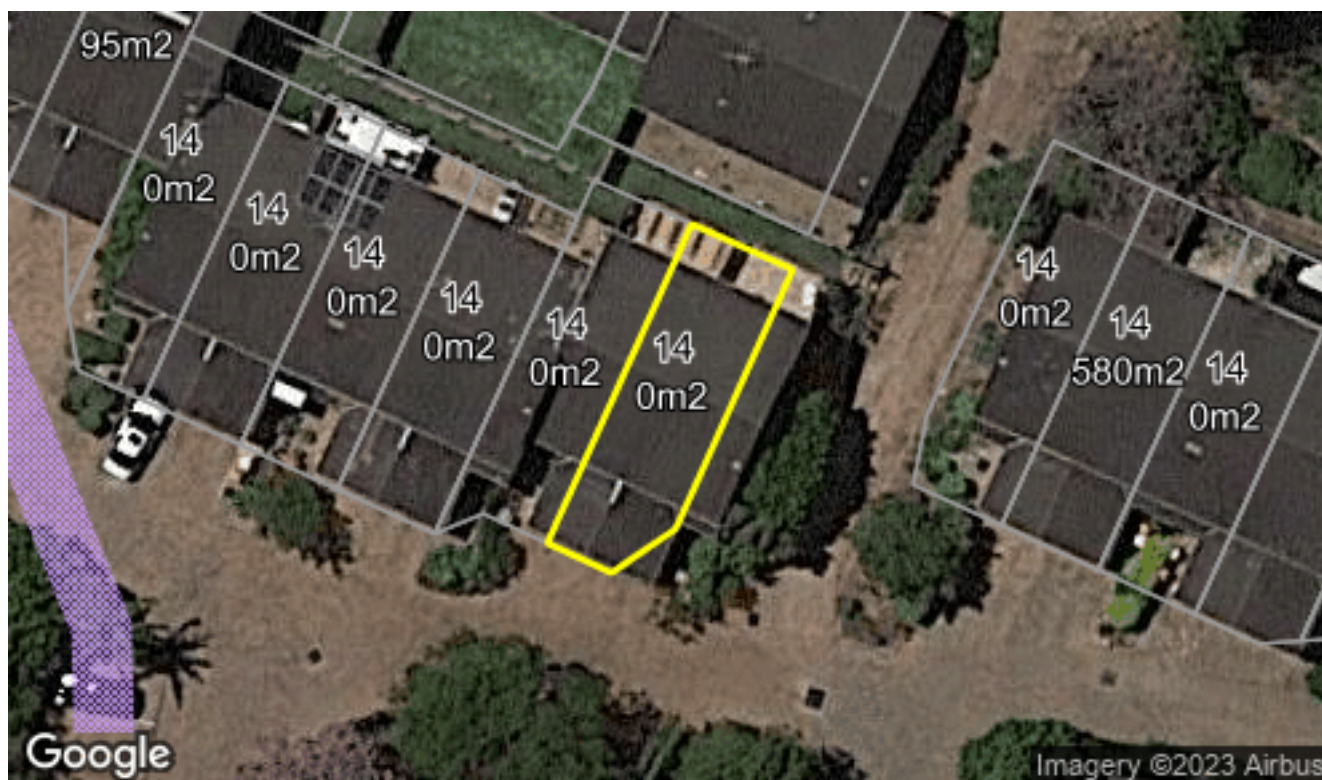
63/14 Kensington Place Birkdale QLD 4159

Location Highlights

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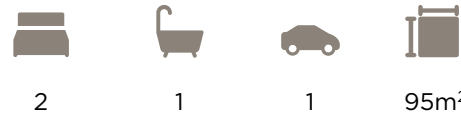
Recently Sold Properties

2 | 1 | 2 | -

7/14 Kensington Place Birkdale QLD 4159

Sold Price: $462,500

Sold Date: 13 April 2023

Distance from Subject: 0.2km

Features: Medium Density Residential, 2 Other Rooms

2 | 1 | 1 | 95m^2

69/14 Kensington Place Birkdale QLD 4159

Sold Price: $447,000

Sold Date: 01 October 2022

Distance from Subject: 0km

Features: Medium Density Residential, Floorboards, Courtyard, 2 Toilets, Shed

2 | 1 | 1 | -

28/14 Kensington Place Birkdale QLD 4159

Sold Price: $380,000

Sold Date: 18 August 2022

Distance from Subject: 0.1km

Features: Medium Density Residential

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| 2 | 2 | 1 | 114m² |

5/159-161 Birkdale Road Birkdale QLD 4159

Sold Price: $477,500

Sold Date: 10 October 2022

Distance from Subject: 0.3km

Features: 2 Toilets
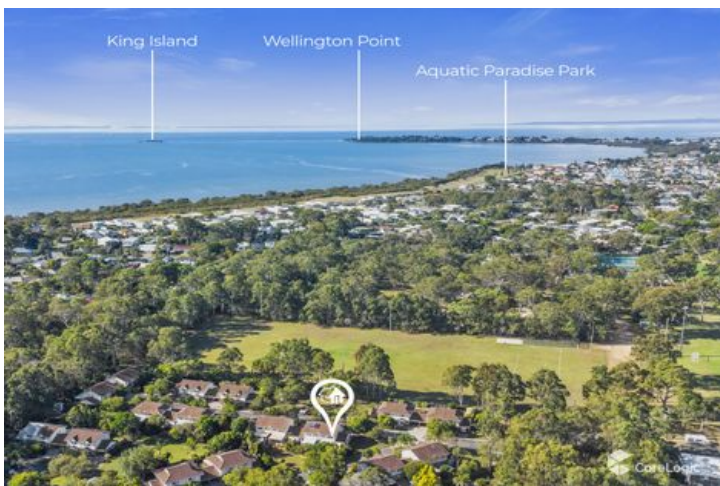
| 2 | 1 | 2 | - |

20/52 Frank Street Thorneside QLD 4158

Sold Price: $477,900

Sold Date: 20 June 2023

Distance from Subject: 1.7km

Features: Urban Residential, Built-In Wardrobes, 1 Toilets

| 2 | 1 | 1 | - |

9/52 Frank Street Thorneside QLD 4158

Sold Price: $470,000

Sold Date: 10 November 2022

Distance from Subject: 1.7km

Features: Urban Residential, Dishwasher, 2 No. Floor Levels Inside Unit, Built-In Wardrobes, Close to Transport, Garden, Terrace/Balcony,

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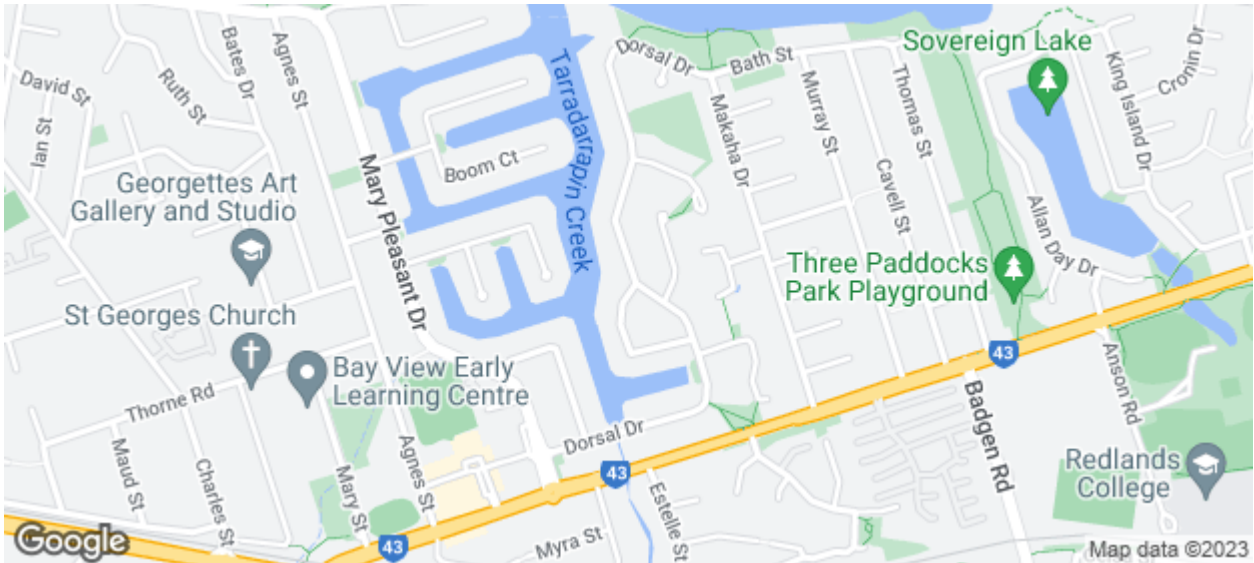# 63/14 Kensington Place Birkdale QLD 4159

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Birkdale Insights: A Snapshot

Map data ©2023

Houses

Median Price

$863,583

	Past Sales	Capital Growth
2023	181	↓ 15.88%
2022	279	↑ 46.16%
2021	258	↑ 18.60%
2020	218	↑ 1.30%
2019	199	↓ 1.06%

Units

Median Price

$515,903

	Past Sales	Capital Growth
2023	20	↑ 5.91%
2022	44	↑ 18.43%
2021	28	↑ 11.50%
2020	17	↓ 2.44%
2019	23	↓ 3.70%

House Sales by Price (Past 12 Months)
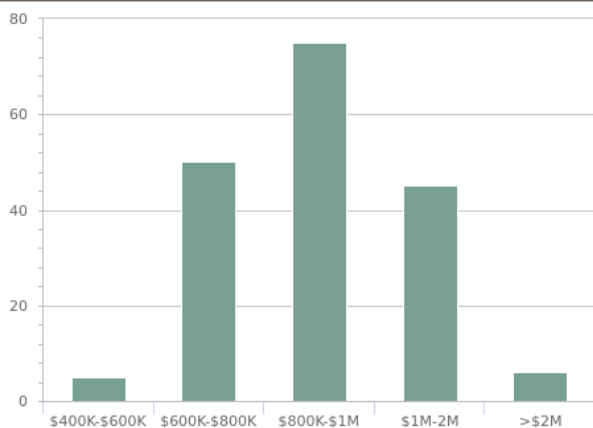
Unit Sales by Price (Past 12 Months)
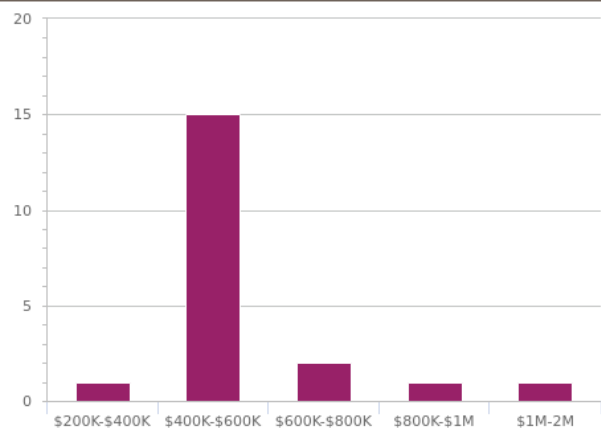
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The Confidence is based on a statistical calculation as to the probability of the Estimated Value being accurate compared to market value. The available confidence values returned are High, Medium-High, Medium, Medium-Low, and Low. An Estimated Value 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.

Low   Medium   High

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

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