

IntelliVal for Professionals Automated Valuation Estimate

Prepared on 31 August 2023



29 Glorious Promenade Redbank Plains QLD 4301

Lot/Plan: 649/SP234777

Estimated Value:

\$452,334

FSD*: (Forecast Standard Deviation)

11%

Estimated Price Range:

\$402,577 - \$502,091

Property Attributes:



3



2



1



95m²



Year Built

2014



Land Area

295m²



Property Type

House



Land Use

Single Unit Dwelling



Development Zoning

Not zoned (i/m)

Sales History

Sale Date	Sale Price	Sale Type
26 May 2014	\$320,000	Normal Sale
10 Sep 2013	\$134,900	Normal Sale

Estimated Value as at 28 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.

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



3 2 2 136m² 322m²

26 Piddington Street Redbank Plains QLD 4301

Sold Price: \$480,000

Sold Date: 03 May 2023

Distance from Subject: 0.1km

Features: Low Density Residential, Dishwasher, Stainless Steel Appliances, Dishwasher, 2 Toilets, Mountain View



3 2 2 114m² 295m²

51 Glorious Promenade Redbank Plains QLD 4301

Sold Price: \$492,000

Sold Date: 26 June 2023

Distance from Subject: 0.1km

Features: Low Density Residential, Dishwasher



3 2 1 108m² 323m²

14 Pleasant Drive Redbank Plains QLD 4301

Sold Price: \$495,000

Sold Date: 24 May 2023

Distance from Subject: 0.4km

Features: Low Density Residential

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3 2 1 112m² 255m²

16 Larcom Crescent Redbank Plains QLD 4301

Sold Price: \$428,000

Sold Date: 24 May 2023

Distance from Subject: 0.6km

Features: Emerging Communities, 3 Toilets



3 2 1 135m² 320m²

14 The Corso Redbank Plains QLD 4301

Sold Price: \$480,500

Sold Date: 25 May 2023

Distance from Subject: 1.2km

Features: Emerging Communities, Stainless Steel Appliances, Carpet Floor, 320 M2 (Approx), 1 Toilets



3 2 2 119m² 320m²

32 Drewett Avenue Redbank Plains QLD 4301

Sold Price: \$445,000

Sold Date: 16 May 2023

Distance from Subject: 1.2km

Features: Emerging Communities, Dishwasher

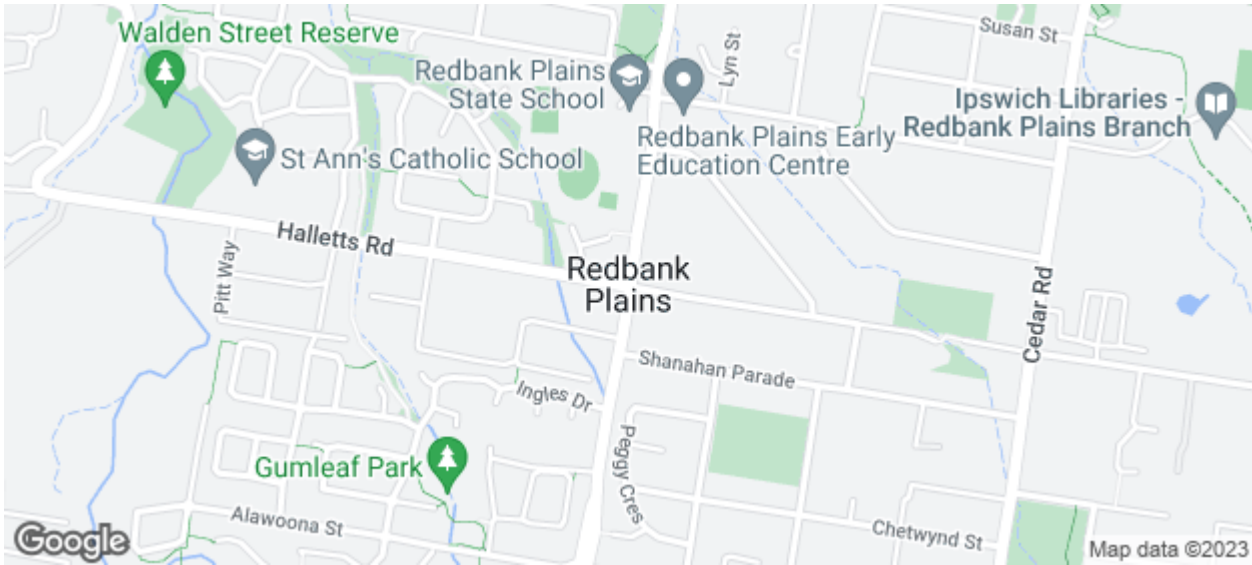
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Redbank Plains Insights: A Snapshot



Houses

Median Price

\$513,156

	Past Sales	Capital Growth
2023	544	↑ 0.50%
2022	912	↑ 42.79%
2021	451	↑ 7.14%
2020	269	↑ 0.74%
2019	274	↓ 1.26%

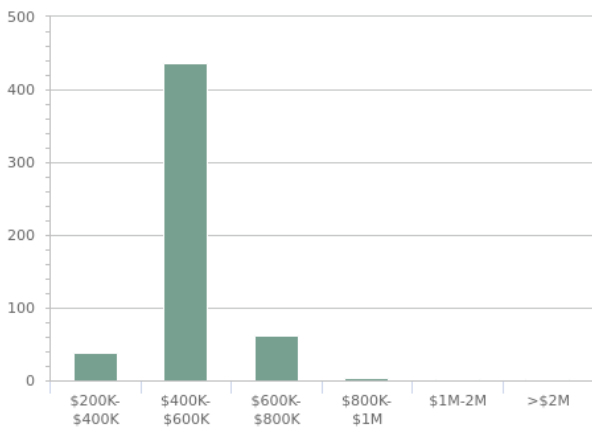
Units

Median Price

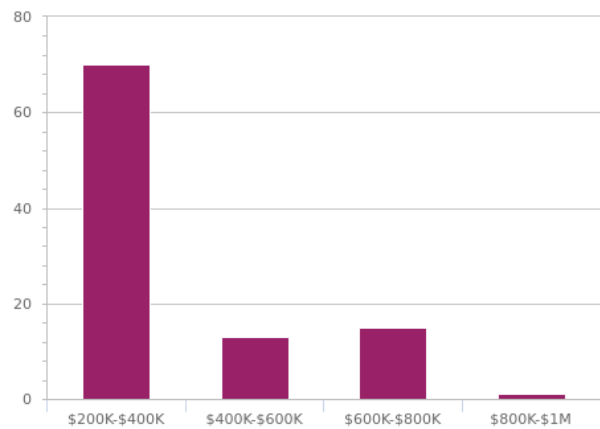
\$351,457

	Past Sales	Capital Growth
2023	99	↑ 9.10%
2022	91	↑ 19.56%
2021	46	↑ 15.25%
2020	32	↓ 13.23%
2019	28	↑ 6.37%

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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