

# IntelliVal for Professionals Automated Valuation Estimate

Prepared on 02 September 2021



314/70-78 Victoria Street West End QLD 4101

Lot/Plan: 314/SP234190

Estimated Value: **\$508,673**  
As at: 28 Jun 2021

FSD\*: (Forecast Standard Deviation)  
11%

Estimated Price Range:  
\$452,719 - \$564,627

Property Attributes:

 2  2  1  84m<sup>2</sup>



Year Built

2013



Land Area

98m<sup>2</sup>



Property Type

Unit



Land Use

Building Units (Primary Use Only)



Development Zoning

Not zoned

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.

## Sales History

Sale Date	Sale Price	Sale Type
20 Dec 2013	\$528,000	Normal Sale

Estimated Value as at 28 June 2021. 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.

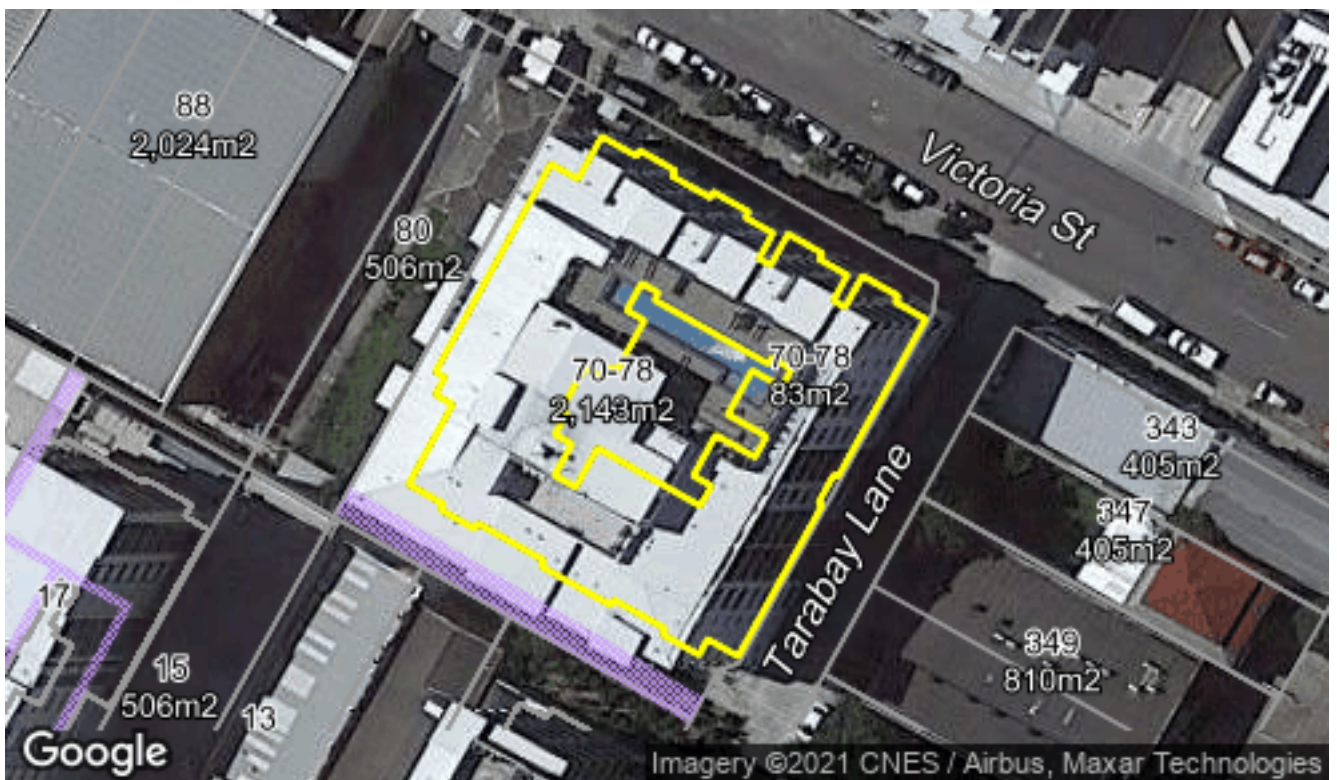
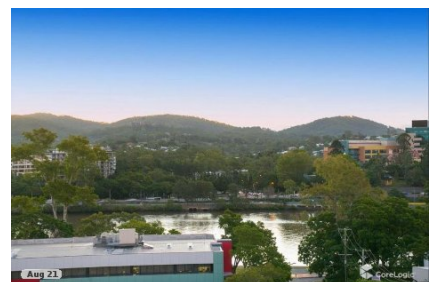
For more information on estimated values: <https://www.corelogic.com.au/estimated-value-faqs>

CoreLogic IntelliVal for Professionals Automated Valuation Estimate

# 314/70-78 Victoria Street West End QLD 4101

Prepared on 02 September 2021

## Location Highlights



CoreLogic IntelliVal for Professionals Automated Valuation Estimate



# 314/70-78 Victoria Street West End QLD 4101



Prepared on 02 September 2021

## Recently Sold Properties



2 2 1 109m<sup>2</sup>

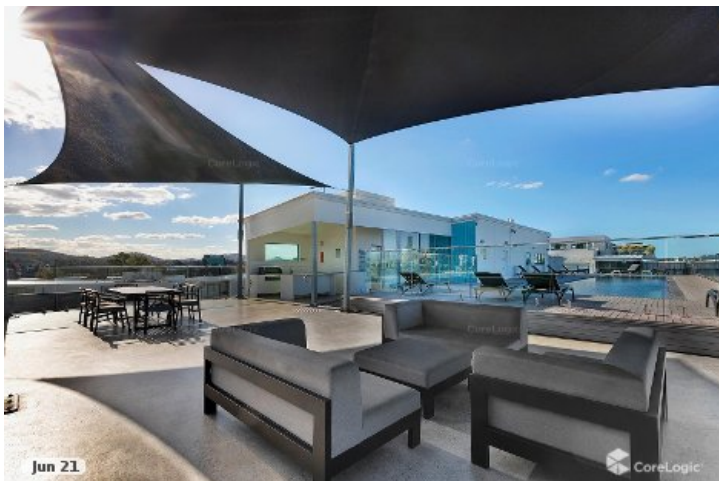
204/9 Kurilpa Street West End  
QLD 4101

Sold Price: \$500,000

Sold Date: 16 May 2021

Distance from Subject: 0km

Features: Hdr1 High Density Residential (Up to 8 Storeys)



2 2 1 99m<sup>2</sup>

704/9 Kurilpa Street West End  
QLD 4101

Sold Price: \$480,000

Sold Date: 07 June 2021

Distance from Subject: 0km

Features: Hdr1 High Density Residential (Up to 8 Storeys), Internal Laundry, Dishwasher, North Facing, Gym, 2 Toilets



2 2 1 113m<sup>2</sup>

LOT 101/77-83 Victoria Street  
West End QLD 4101

Sold Price: **\$515,000**

Sold Date: 15 March 2021

Distance from Subject: 0.1km

Features: Floorboards, Dishwasher

**\*Agent Advised**

CoreLogic IntelliVal for Professionals Automated Valuation Estimate

# 314/70-78 Victoria Street West End QLD 4101



Prepared on 02 September 2021



2 2 1 95m<sup>2</sup>

520/16 Beesley Street West  
End QLD 4101

Sold Price: **\$460,000**

Sold Date: 16 July 2021

Distance from Subject: 0.2km

Features: -



2 2 1 123m<sup>2</sup>

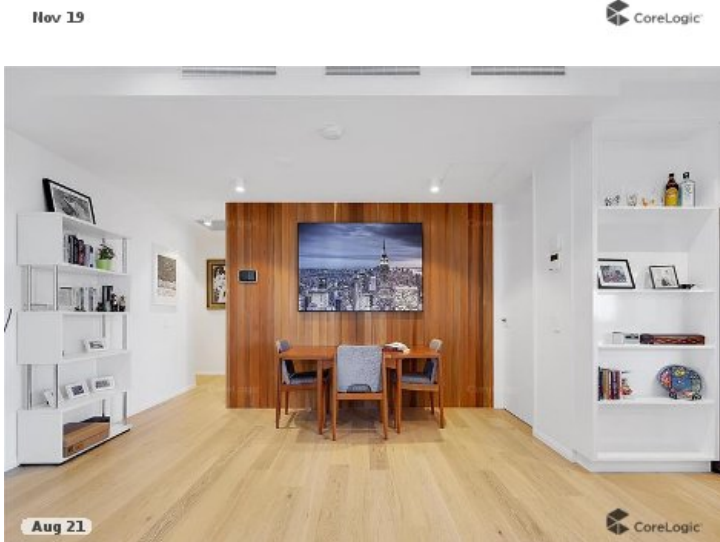
1/48 Kurilpa Street West End  
QLD 4101

Sold Price: \$563,500

Sold Date: 10 June 2021

Distance from Subject: 0.2km

Features: Terrace-Balcony, 2 Toilets



2 2 1 69m<sup>2</sup>

LOT 101/21 Duncan Street West  
End QLD 4101

Sold Price: **\$530,000**

Sold Date: 29 July 2021

Distance from Subject: 0.2km

Features: Floorboards, 1 No of Study Rooms,  
Dishwasher

**\*Agent Advised**

CoreLogic IntelliVal for Professionals Automated Valuation Estimate

# 314/70-78 Victoria Street West End QLD 4101



Prepared on 02 September 2021

## West End Insights: A Snapshot



### Houses

Median Price  
**\$1,442,362**

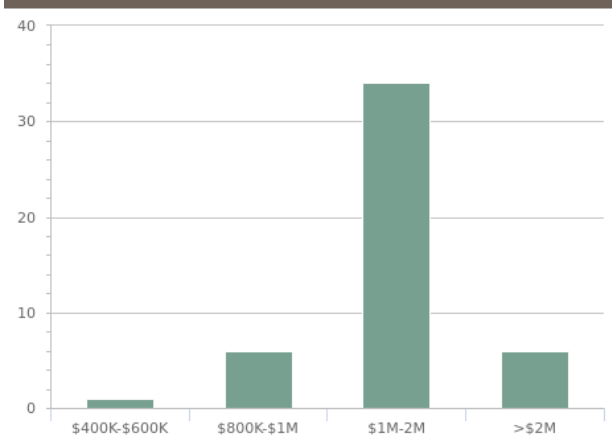
	Past Sales	Capital Growth
2021	47	↑ 33.12%
2020	49	↑ 10.50%
2019	41	↑ 2.15%
2018	53	↓ 2.82%
2017	53	↓ 5.66%

### Units

Median Price  
**\$544,631**

	Past Sales	Capital Growth
2021	241	↑ 6.74%
2020	145	↑ 0.40%
2019	157	↓ 1.49%
2018	165	↓ 1.65%
2017	215	↓ 3.67%

### House Sales by Price (Past 12 Months)



### Unit Sales by Price (Past 12 Months)



CoreLogic IntelliVal for Professionals Automated Valuation Estimate

Prepared on 02 September 2021

## Disclaimers

This publication reproduces materials and content owned or licenced by RP Data Pty Ltd trading as CoreLogic Asia Pacific (CoreLogic) and may include data, statistics, estimates, indices, photographs, maps, tools, calculators (including their outputs), commentary, reports and other information (CoreLogic Data).

The CoreLogic Data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

While CoreLogic uses commercially reasonable efforts to ensure the CoreLogic Data is current, CoreLogic does not warrant the accuracy, currency or completeness of the CoreLogic Data and to the full extent permitted by law excludes all loss or damage howsoever arising (including through negligence) in connection with the CoreLogic Data.

Based on or contains data provided by the State of Queensland (Department of Natural Resources and Mines) 2021. In consideration of the State permitting use of this data you acknowledge and agree that the State gives no warranty in relation to the data (including accuracy, reliability, completeness, currency or suitability) and accepts no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy laws; more information at [www.propertydatacodeofconduct.com.au](http://www.propertydatacodeofconduct.com.au)

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.

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.

An Estimated Value is current only at the date of publication or supply. CoreLogic expressly excludes any warranties and representations that an Estimated Value is an accurate representation as to the market value of the subject property.

To the full extent permitted by law, CoreLogic excludes all liability for any loss or damage howsoever arising or suffered by the recipient, whether as a result of the recipient's reliance on the accuracy of an Estimated Value or otherwise arising in connection with an Estimated Value.

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

If you have any questions or concerns about the information in this report, please contact our Customer Engagement Team.

Within Australia: **1300 660 051**

Please do not hesitate to contact us via <https://valstatus.rpdata.com> if you have any questions about this notification.