

# IntelliVal for Professionals Automated Valuation Estimate

Prepared on 20 October 2023



## 25/1374 Gold Coast Highway Palm Beach QLD 4221

Lot/Plan: 11/BUPI0898

Estimated Value: As at:  
**\$541,723** 26 Jun 2023

FSD\*: (Forecast Standard Deviation)  
**13%**

Estimated Price Range:  
**\$471,299 - \$612,147**

Property Attributes:



Year Built

1990



Land Area

1,159m<sup>2</sup>



Property Type

Unit



Land Use

Building Units (Primary Use Only)



Development Zoning

Residential d (gold coast)

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
13 Jul 2020	\$375,000	Normal Sale
28 Oct 2008	\$250,000	Normal Sale
05 Apr 2007	\$240,000	Normal Sale
07 Nov 2005	\$195,000	Normal Sale

Estimated Value as at 26 June 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.

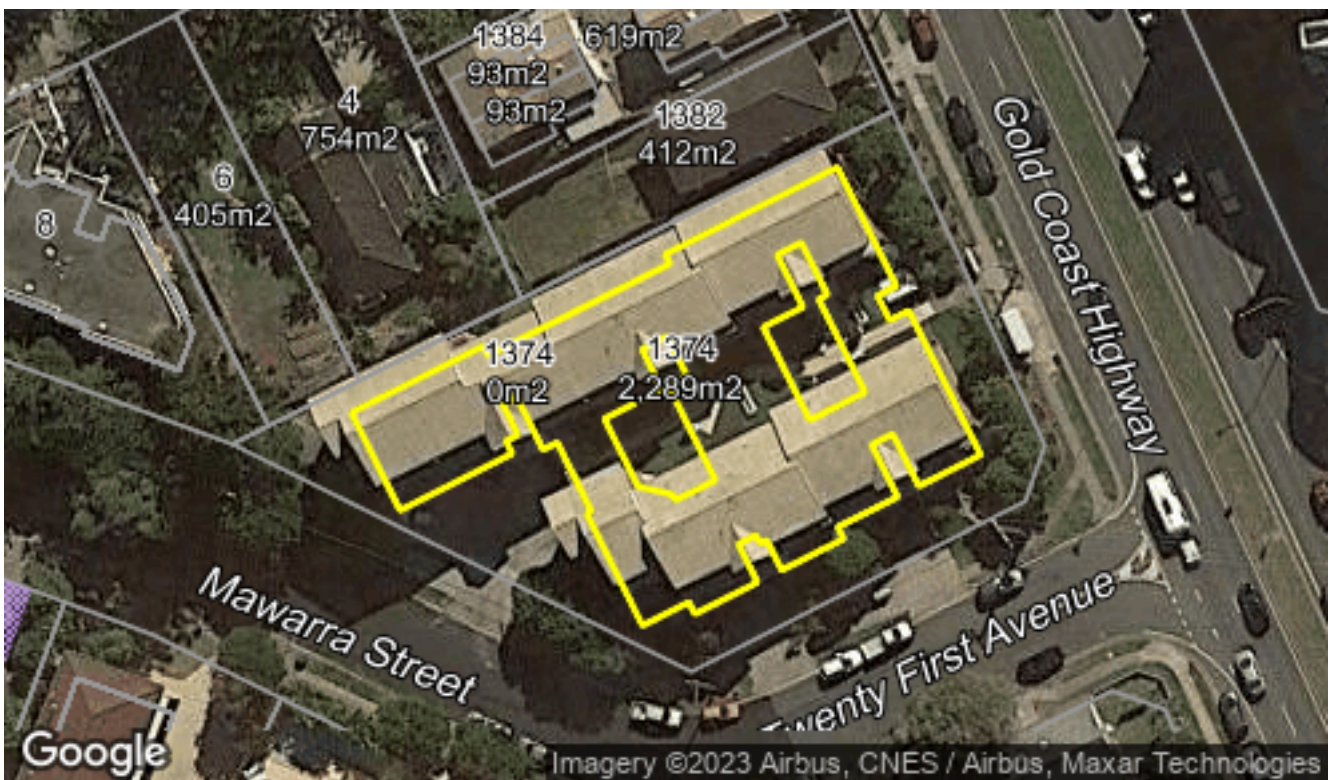
For more information on estimated values: <https://www.corelogic.com.au/estimated-value-faqs>

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## Location Highlights



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## Recently Sold Properties



2	1	1	-

### 7/1374 Gold Coast Highway Palm Beach QLD 4221

Sold Price: \$610,000

Sold Date: 27 April 2023

Distance from Subject: 0km

Features: Medium Density Residential, 1 Floor Level Of Unit, Timber Floor

2	1	1	519m <sup>2</sup>

### 1/16 Mawarra Street Palm Beach QLD 4221

Sold Price: \$575,000

Sold Date: 02 September 2023

Distance from Subject: 0.2km

Features: Medium Density Residential, Close to Schools, Close to Shops, Close to Transport, 1 Toilets



Lj Hooker

2	1	1	519m <sup>2</sup>

### 8/4 Rolan Court Palm Beach QLD 4221

Sold Price: \$616,000

Sold Date: 07 May 2023

Distance from Subject: 0.6km

Features: Medium Density Residential, 1 Floor Level Of Unit, Built-In Wardrobes, Close to Schools, Close to Shops, Close to Transport, 1



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2 1 2 -

## 7/12 Fifteenth Avenue Palm Beach QLD 4221

Sold Price: \$622,500

Sold Date: 03 July 2023

Distance from Subject: 0.7km

Features: Medium Density Residential



2 1 1 -

## 2/16 Thirteenth Avenue Palm Beach QLD 4221

Sold Price: \$610,000

Sold Date: 02 May 2023

Distance from Subject: 0.9km

Features: Medium Density Residential



2 1 1 -

## 2/6 Brooke Avenue Palm Beach QLD 4221

Sold Price: \$620,000

Sold Date: 28 January 2023

Distance from Subject: 0.1km

Features: Medium Density Residential, Light Fittings, Insect Screen, Range Hood, Close to transport/shops/school/park/beach/CBD, 1

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## Palm Beach Insights: A Snapshot



### Houses

Median Price  
**\$1,689,918**

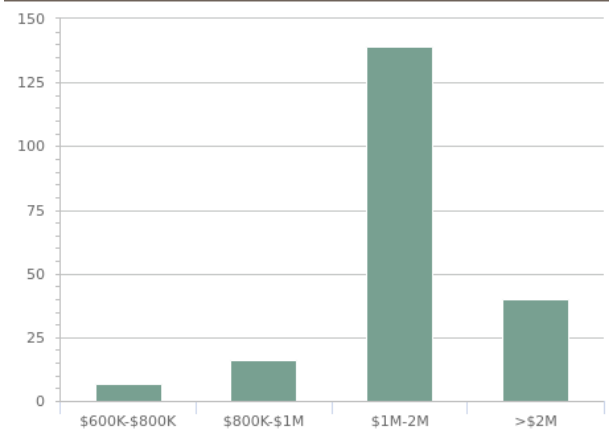
	Past Sales	Capital Growth
2023	-	↑ 7.85%
2022	-	↑ 15.74%
2021	-	↑ 48.80%
2020	-	↑ 0.77%
2019	-	↑ 0.86%

### Units

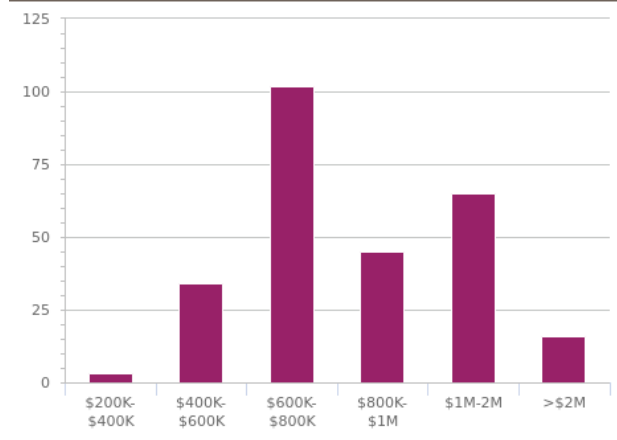
Median Price  
**\$859,950**

	Past Sales	Capital Growth
2023	-	↓ 1.35%
2022	-	↑ 28.01%
2021	-	↑ 29.89%
2020	-	↑ 16.96%
2019	-	↓ 11.18%

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



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



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