

# IntelliVal for Professionals

## Automated Valuation Estimate

Prepared on 28 March 2023



6/15 Smallman Street Bulimba QLD 4171

Lot/Plan: 6/BUP13481

Estimated Value:

**\$511,344**

FSD\*: (Forecast Standard Deviation)

**13%**

Estimated Price Range:

**\$444,869 - \$577,819**

Property Attributes:



2



1



1



73m<sup>2</sup>



Year Built

1994



Land Area

109m<sup>2</sup>



Property Type

Unit



Land Use

Building Units (Primary Use Only)



Development Zoning

Residential b r4

## Sales History

Sale Date	Sale Price	Sale Type
25 Nov 2016	\$385,000	Normal Sale
22 Jun 2012	\$380,000	Normal Sale
12 May 2007	\$329,000	Normal Sale
20 Oct 2005	\$271,000	Normal Sale

Estimated Value as at 20 March 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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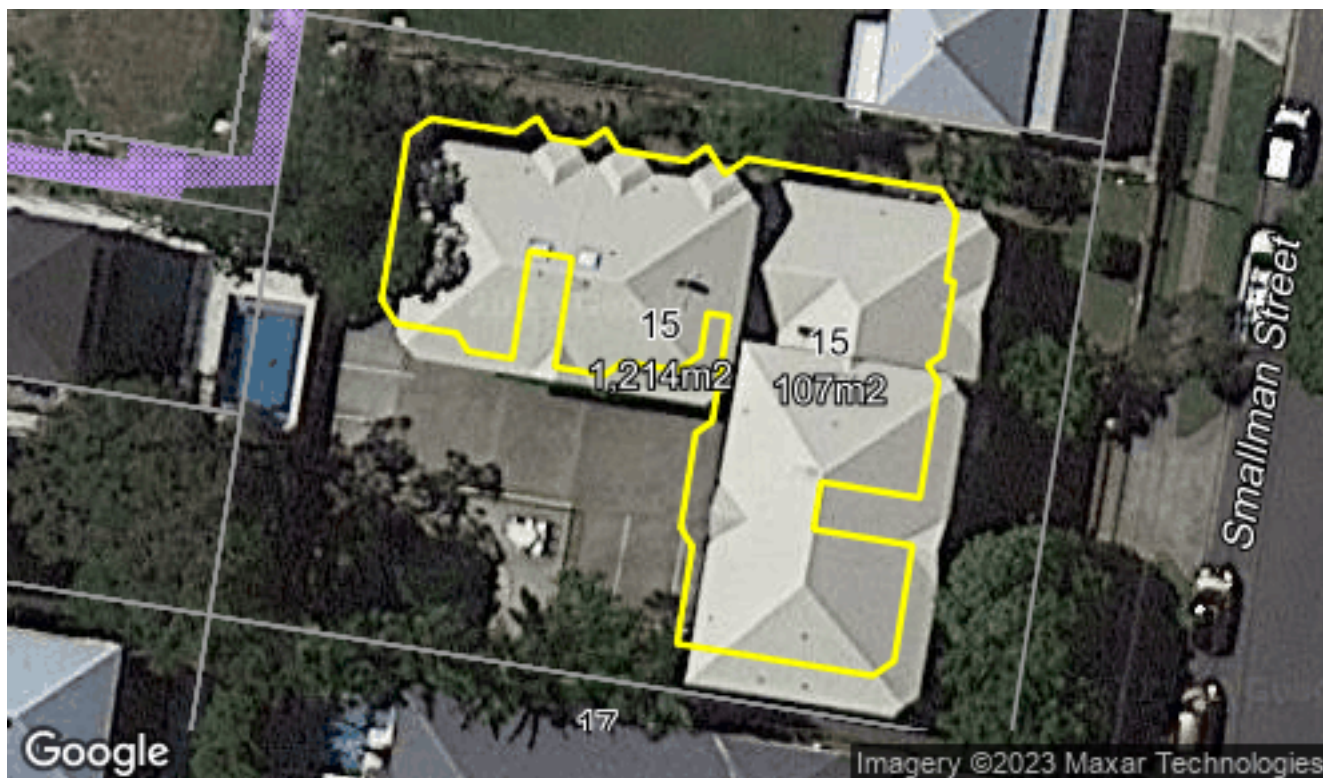
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## Location Highlights



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# 6/15 Smallman Street Bulimba QLD 4171



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## Recently Sold Properties



			
2	1	1	108m <sup>2</sup>

### 4/15 Smallman Street Bulimba QLD 4171

**Sold Price:** \$498,500

**Sold Date:** 30 November 2022

**Distance from Subject:** 0km

**Features:** Lmr2 Low-Medium Density Residential (2 Or 3 Storey Mix), 1 Floor Level Of Unit, Carpet Floor, Dishwasher, 1 Toilets



			
2	1	1	96m <sup>2</sup>

### 3/11 Jamieson Street Bulimba QLD 4171

**Sold Price:** \$474,000

**Sold Date:** 18 December 2022

**Distance from Subject:** 0.1km

**Features:** Lmr2 Low-Medium Density Residential (2 Or 3 Storey Mix)



			
2	1	1	61m <sup>2</sup>

### 6/40 Pine Street Bulimba QLD 4171

**Sold Price:** \$510,000

**Sold Date:** 22 November 2022

**Distance from Subject:** 0.3km

**Features:** Lmr2 Low-Medium Density Residential (2 Or 3 Storey Mix), Dishwasher

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2	1	1	151m <sup>2</sup>

1/19 Riddell Street Bulimba QLD 4171

Sold Price: \$549,250

Sold Date: 16 November 2022

Distance from Subject: 0.3km

Features: Lmr2 Low-Medium Density Residential (2 Or 3 Storey Mix)



2	1	2	125m <sup>2</sup>

8/19 Riddell Street Bulimba QLD 4171

Sold Price: **\$475,000**

Sold Date: 18 January 2023

Distance from Subject: 0.3km

Features: Lmr2 Low-Medium Density Residential (2 Or 3 Storey Mix)



2	1	1	124m <sup>2</sup>

4/445 Hawthorne Road Bulimba QLD 4171

Sold Price: **\$510,000**

Sold Date: 09 March 2023

Distance from Subject: 0.4km

Features: Lmr2 Low-Medium Density Residential (2 Or 3 Storey Mix), Dishwasher

**\*Agent Advised**

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## Bulimba Insights: A Snapshot



### Houses

Median Price

**\$1,718,334**

	Past Sales	Capital Growth
2022	92	↓ 8.24%
2021	148	↑ 44.68%
2020	98	↑ 4.01%
2019	95	↓ 9.00%
2018	93	↑ 13.29%

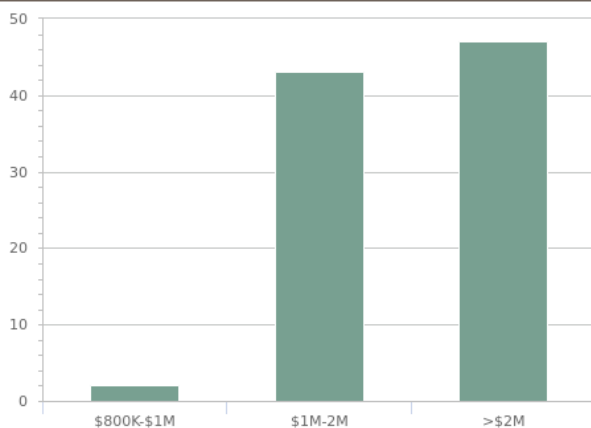
### Units

Median Price

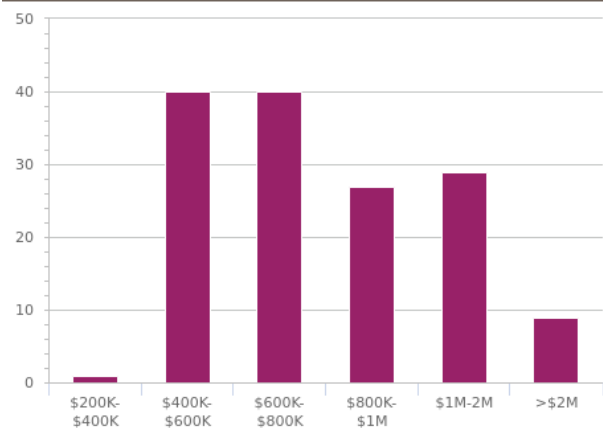
**\$757,159**

	Past Sales	Capital Growth
2022	146	↑ 11.46%
2021	203	↑ 14.21%
2020	117	↑ 1.61%
2019	108	↑ 9.48%
2018	114	↓ 2.21%

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



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



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