

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



73m²



Year Built

1994



Land Area

109m²



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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Location Highlights



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Recently Sold Properties



 2
  1
  1
  108m²

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
  96m²

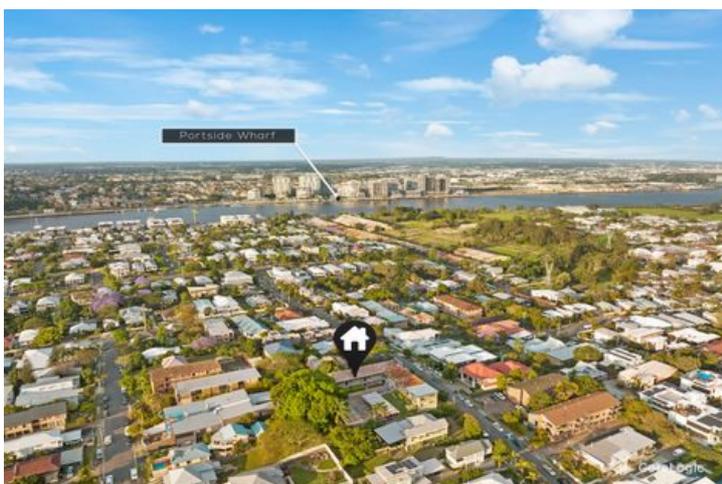
3/11 Jamieson Street Bulimba QLD 4171

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
  61m²

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

6/15 Smallman Street Bulimba QLD 4171



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2 1 1 151m²

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 125m²

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 124m²

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%

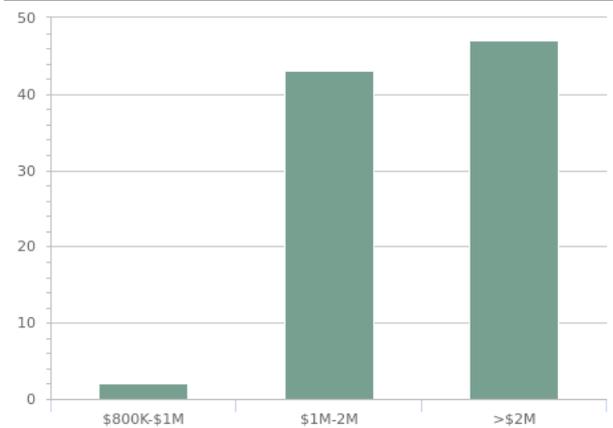
Units

Median Price

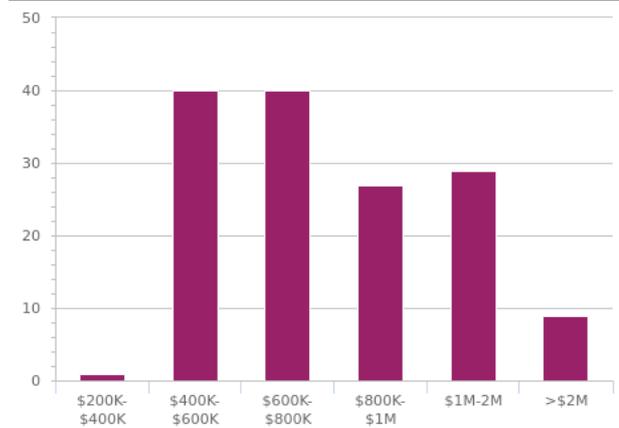
\$757,159

	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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