

# IntelliVal Automated Valuation Estimate

Prepared on 23 October 2023



50/11 Emerald Place Bridgeman Downs QLD 4035

Estimated Value:

**\$635,000**

Estimated Value Confidence:



Low

High

Estimated Price Range:

**\$567,000 - \$707,000**

Property Attributes:



3



2



1



97m<sup>2</sup>



Year Built

2016



Land Area

141m<sup>2</sup>



Property Type

House



Land Use

Building Units (Primary Use Only)



Development Zoning

Not zoned

## Sales History

Sale Date	Sale Price	Sale Type
17 Nov 2016	\$485,000	Normal Sale

Estimated Value as at 16 October 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.

For further information about confidence levels, please refer to the end of this document.

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## Location Highlights



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## Recently Sold Properties



3 2 2 99m<sup>2</sup> 176m<sup>2</sup>

2/45 Spencer Street Aspley  
QLD 4034

Sold Price: **\$700,000**

Sold Date: 12 October 2023

Distance from Subject: 1.4km

Features: Ldr Low Density Residential



3 2 2 121m<sup>2</sup> 179m<sup>2</sup>

42/461 Beckett Road  
Bridgeman Downs QLD 4035

Sold Price: \$712,500

Sold Date: 08 January 2023

Distance from Subject: 0.5km

Features: -



3 2 - 99m<sup>2</sup> 142m<sup>2</sup>

8/32 Railton Street Aspley QLD  
4034

Sold Price: \$660,000

Sold Date: 05 December 2022

Distance from Subject: 1.8km

Features: -

**\*Agent Advised**

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4 2 1 109m<sup>2</sup> 138m<sup>2</sup>

3/76 Graham Road Carseldine  
QLD 4034

Sold Price: \$687,500

Sold Date: 15 November 2022

Distance from Subject: 1.9km

Features: Internal Laundry, Bath



4 2 2 123m<sup>2</sup> 165m<sup>2</sup>

25/906 Hamilton Road  
McDowall QLD 4053

Sold Price: \$725,000

Sold Date: 17 November 2022

Distance from Subject: 2.4km

Features: Broadband internet access,  
Dishwasher



3 2 1 130m<sup>2</sup> 245m<sup>2</sup>

37 Circa Crescent Albany Creek  
QLD 4035

Sold Price: \$675,000

Sold Date: 18 June 2023

Distance from Subject: 2.6km

Features: General Residential

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## Bridgeman Downs Insights: A Snapshot



### Houses

Median Price

**\$1,224,882**

	Past Sales	Capital Growth
2023	-	↓ 6.58%
2022	-	↑ 34.69%
2021	-	↑ 14.88%
2020	-	↑ 7.58%
2019	-	↓ 3.51%

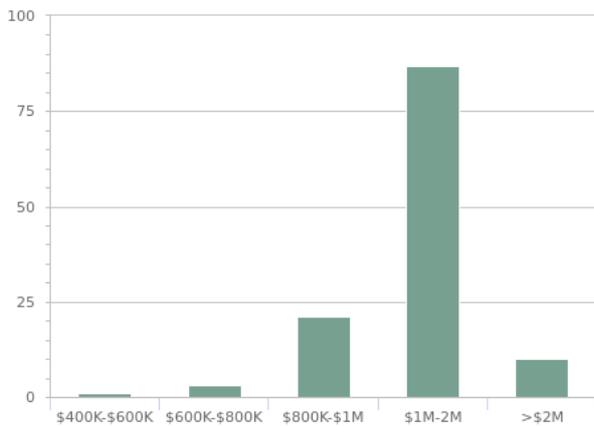
### Units

Median Price

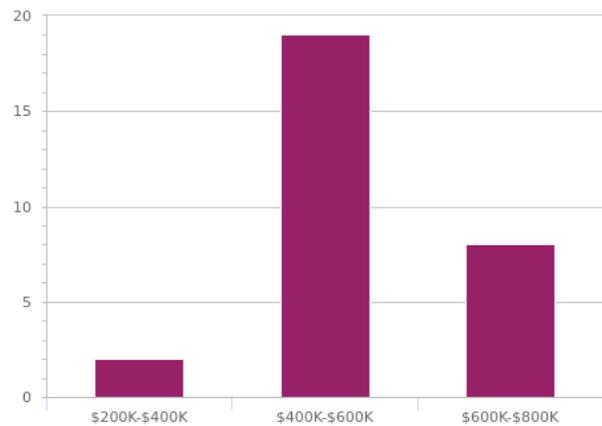
**\$553,499**

	Past Sales	Capital Growth
2023	-	↑ 7.32%
2022	-	↑ 24.29%
2021	-	↑ 2.70%
2020	-	↓ 0.60%
2019	-	↑ 2.73%

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



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



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The Confidence is based on a statistical calculation as to the probability of the Estimated Value being accurate compared to market value. The available confidence values returned are High, Medium-High, Medium, Medium-Low, and Low. An Estimated Value with a 'High' confidence is considered more reliable than an Estimated Value with a 'Medium-High', 'Medium', 'Medium-Low' or 'Low' confidence. The Confidence is a reflection of the amount of data we have on the property and similar properties in the surrounding areas. Generally, the more data we have for the local real estate market and subject property, the higher the Confidence level will be. Confidence should be considered alongside the Estimated Value.

Confidence is displayed as a coloured coded range with red representing low confidence, through to amber which represents medium confidence to green for higher confidence.



Low

Medium

High

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

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