

IntelliVal Automated Valuation Estimate

Prepared on 19 April 2023



101/16 Aspinall Street Nundah QLD 4012

Estimated Value:

\$385,000

Estimated Value Confidence:



Low

High

Estimated Price Range:

\$356,000 - \$410,000

Property Attributes:



1



1



1



47m²



Year Built

2014



Land Area

75m²



Property Type

Unit



Land Use

Building Units (Primary Use Only)



Development Zoning

Not zoned

Sales History

| Sale Date | Sale Price | Sale Type |
|-------------|------------|-------------|
| 01 Feb 2023 | \$380,000 | Normal Sale |
| 16 Sep 2014 | \$345,000 | Normal Sale |

Estimated Value as at 10 April 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.

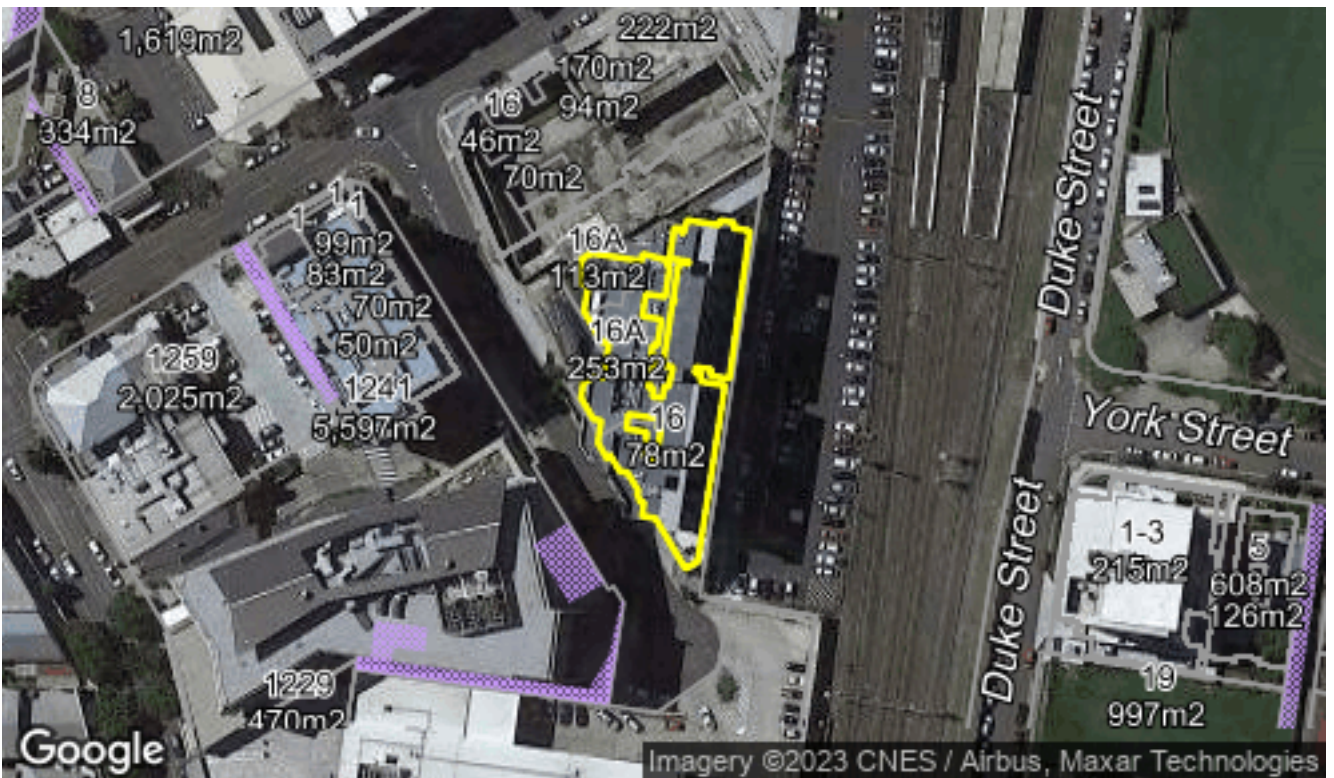
For further information about confidence levels, please refer to the end of this document.

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Location Highlights



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Recently Sold Properties



1 1 1 60m²

603/16 Aspinall Street Nundah
QLD 4012

Sold Price: \$360,000

Sold Date: 01 March 2023

Distance from Subject: Okm

Features: Mc Major Centre



1 1 1 60m²

703/16 Aspinall Street Nundah
QLD 4012

Sold Price: \$355,000

Sold Date: 13 January 2023

Distance from Subject: Okm

Features: Mc Major Centre



No photo
available

1 1 - 60m²

3502/16 Aspinall Street Nundah
QLD 4012

Sold Price: \$370,000

Sold Date: 19 November 2022

Distance from Subject: Okm

Features: -

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1 1 1 62m²

807/1 Aspinall Street Nundah
QLD 4012

Sold Price: **\$355,000**

Sold Date: 31 March 2023

Distance from Subject: 0.1km

Features: Mc Major Centre



1 1 1 82m²

302/26 Station Street Nundah
QLD 4012

Sold Price: \$350,000

Sold Date: 01 December 2022

Distance from Subject: 0.1km

Features: Mu2 Mixed Use (Centre Frame)



1 1 1 74m²

507/26 Station Street Nundah
QLD 4012

Sold Price: \$370,000

Sold Date: 08 February 2023

Distance from Subject: 0.1km

Features: Mu2 Mixed Use (Centre Frame),
Internal Laundry

***Agent Advised**

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Nundah Insights: A Snapshot



Houses

Median Price
\$925,660

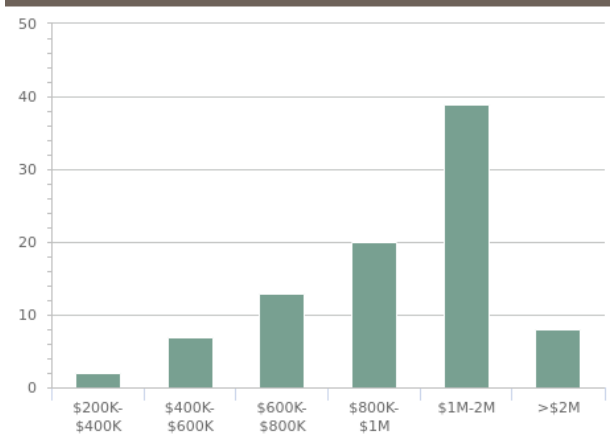
| | Past Sales | Capital Growth |
|------|------------|----------------|
| 2023 | 89 | ↓ 19.36% |
| 2022 | 96 | ↑ 44.62% |
| 2021 | 91 | ↑ 8.87% |
| 2020 | 95 | ↑ 2.05% |
| 2019 | 85 | ↓ 0.70% |

Units

Median Price
\$460,701

| | Past Sales | Capital Growth |
|------|------------|----------------|
| 2023 | 352 | ↑ 7.05% |
| 2022 | 431 | ↑ 14.87% |
| 2021 | 209 | ↑ 2.28% |
| 2020 | 179 | ↑ 1.24% |
| 2019 | 188 | ↓ 4.80% |

House Sales by Price (Past 12 Months)



Unit Sales by Price (Past 12 Months)



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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.

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How to read Estimated Value

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.



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

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Email Us: **customercare@corelogic.com.au**