

IntelliVal Automated Valuation Estimate

Prepared on 04 August 2023



38-40 Hall Road Narangba QLD 4504

Estimated Value:

\$930,000

Estimated Value Confidence:



Estimated Price Range:

\$762,000 - \$1,097,000

Property Attributes:



Year Built



Land Area



Property Type



Land Use



Development Zoning

-

9,520m²

House

Dwelling - Large
Housesite

Not zoned



Sales History

Sale Date	Sale Price	Sale Type
11 Feb 2014	\$610,000	Part Sale

Estimated Value as at 31 July 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.

CoreLogic IntelliVal Automated Valuation Estimate

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Recently Sold Properties



3	1	-	175m ²	9,105m ²

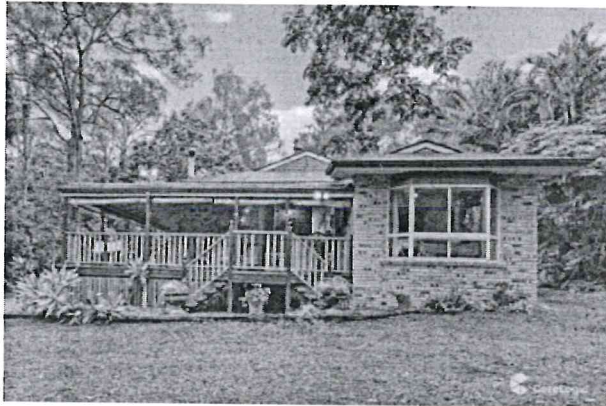
50 Hall Road Narangba QLD 4504

Sold Price: \$850,000

Sold Date: 25 October 2022

Distance from Subject: 0.1km

Features: Emerging Community



3	2	6	170m ²	6,236m ²

50 Boscoe Road Narangba QLD 4504

Sold Price: \$890,000

Sold Date: 01 December 2022

Distance from Subject: 1.1km

Features: Emerging Community, 6236m² block, 2 Toilets



5	2	2	-	3,540m ²

9 Bazeridge Drive Narangba QLD 4504

Sold Price: \$1,029,000

Sold Date: 10 January 2023

Distance from Subject: 1.3km

Features: Rural Residential

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Narangba Insights: A Snapshot



Houses

Median Price
\$725,488

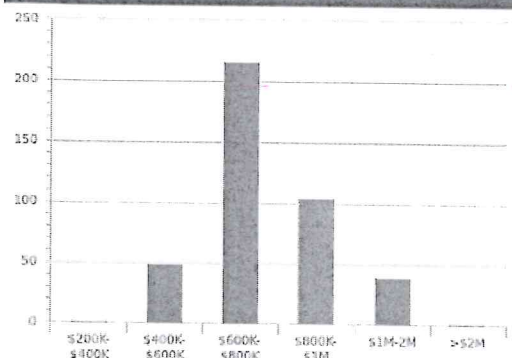
	Past Sales	Capital Growth
2023	413	↓ 8.25%
2022	539	↑ 29.22%
2021	436	↑ 10.49%
2020	346	↑ 8.54%
2019	336	↓ 0.69%

Units

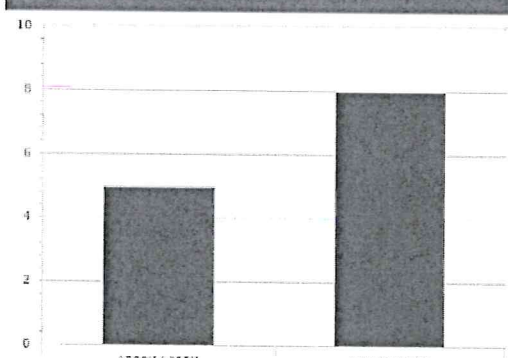
Median Price
\$369,189

	Past Sales	Capital Growth
2023	13	↑ 11.69%
2022	13	↑ 29.92%
2021	15	↓ 7.70%
2020	7	↑ 4.92%
2019	4	↓ 8.78%

House Sales by Price (Past 12 Months)



Unit Sales by Price (Past 12 Months)



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