

IntelliVal for Professionals Automated Valuation Estimate

Prepared on 15 January 2024



10 Oxford Road Yeppoon QLD 4703

Lot/Plan: 127/SP307478

Estimated Value: **\$710,076**
As at: **26 Jun 2023**

FSD*: (Forecast Standard Deviation)
7%

Estimated Price Range:
\$660,371 - \$759,781

Property Attributes:

 **4**  **2**  **2**  **141m²**



Year Built

2019



Land Area

720m²



Property Type

House



Land Use

Single Unit Dwelling



Development Zoning

-

The estimated value returned in this report is based on an historical date to the current date, and as such the property attributes utilised to calculate this estimate may not match the current property attributes showing in this report.

Sales History

Sale Date	Sale Price	Sale Type
21 Jan 2022	\$635,000	Normal Sale
31 Oct 2019	\$465,000	Normal Sale
20 Apr 2019	\$169,000	Normal Sale

Estimated Value as at 26 June 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



4 2 3 160m² 720m²

8 Oxford Road Yeppoon QLD 4703

Sold Price: \$790,000

Sold Date: 15 August 2023

Distance from Subject: 0km

Features: study



4 2 4 144m² 879m²

16 Ridgeway Close Yeppoon QLD 4703

Sold Price: \$750,000

Sold Date: 21 July 2023

Distance from Subject: 0.3km

Features: Dishwasher



4 2 2 167m² 705m²

7 Primrose Street Yeppoon QLD 4703

Sold Price: \$805,000

Sold Date: 04 November 2023

Distance from Subject: 0.4km

Features: "BATH", Residential, Internal Laundry, Bath, Dishwasher

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4 2 2 157m² 705m²

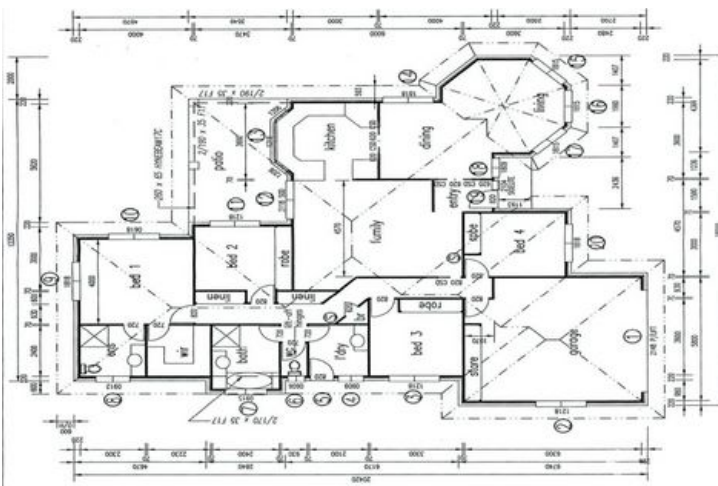
2 Ocean Park Avenue Yeppoon QLD 4703

Sold Price: \$742,500

Sold Date: 06 November 2023

Distance from Subject: 0.4km

Features: Residential, Courtyard



4 2 2 172m² 844m²

4 Magpie Avenue Yeppoon QLD 4703

Sold Price: \$800,000

Sold Date: 17 July 2023

Distance from Subject: 0.9km

Features: Residential, 1 Family / Rumpus Rooms, Dishwasher, 1 Lounge Rooms, Carpet Floor, Dishwasher



4 2 2 106m² 738m²

18 Kingfisher Drive Yeppoon QLD 4703

Sold Price: \$750,000

Sold Date: 24 November 2023

Distance from Subject: 0.9km

Features: Residential, 1 No of Study Rooms, fullyFenced, remoteGarage, study, 2 Toilets

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Yeppoon Insights: A Snapshot



Houses

Median Price

\$603,444

	Past Sales	Capital Growth
2023	155	↑ 8.42%
2022	210	↑ 21.53%
2021	246	↑ 20.96%
2020	143	↑ 11.54%
2019	122	↑ 3.95%

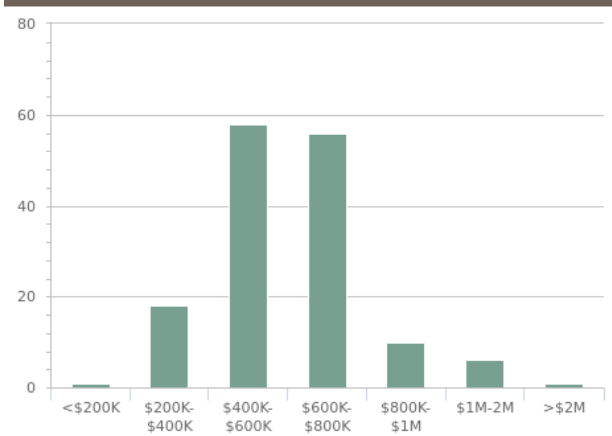
Units

Median Price

\$388,850

	Past Sales	Capital Growth
2023	66	↑ 2.54%
2022	100	↑ 14.58%
2021	108	↑ 18.66%
2020	50	↑ 10.03%
2019	54	↑ 5.95%

House Sales by Price (Past 12 Months)



Unit Sales by Price (Past 12 Months)



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