

IntelliVal Automated Valuation Estimate

Prepared on 13 July 2021



8/110 Johnson Road Hillcrest QLD 4118

Estimated Value:

\$195,000

Estimated Value Confidence:



Low

High

Estimated Price Range:

\$173,000 - \$221,000

Property Attributes:



2



1



1



80m²



Year Built

1994



Land Area

220m²



Property Type

Unit



Land Use

Group Title (Primary Use Only)



Development Zoning

Residential 600 (4600)

Sales History

Sale Date	Sale Price	Sale Type
03 Feb 2014	\$194,000	Normal Sale
23 Jun 2003	\$82,000	Normal Sale
13 Jan 2000	\$58,000	Normal Sale
09 Dec 1993	\$106,000	Normal Sale

Estimated Value as at 05 July 2021. 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



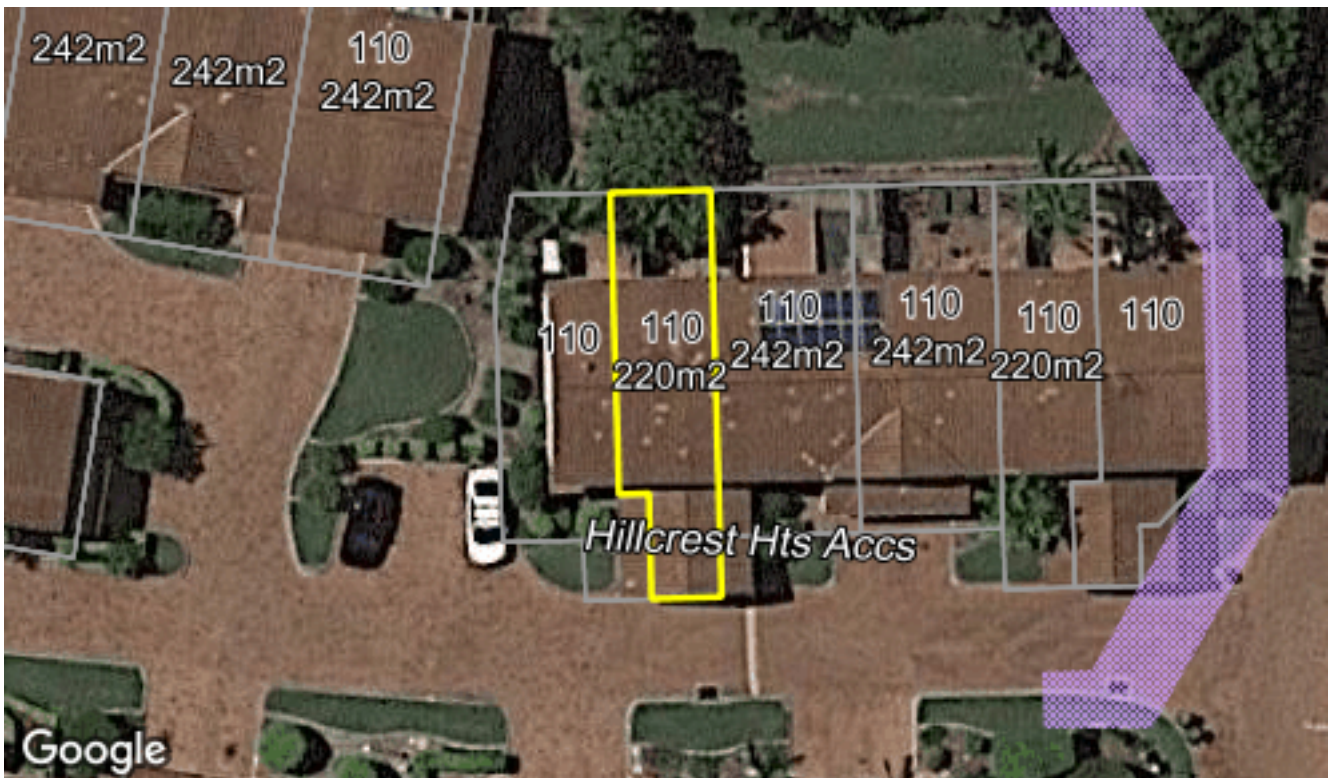
Aug 15



Oct 15



Jul 15



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Recently Sold Properties



2 1 1 220m²

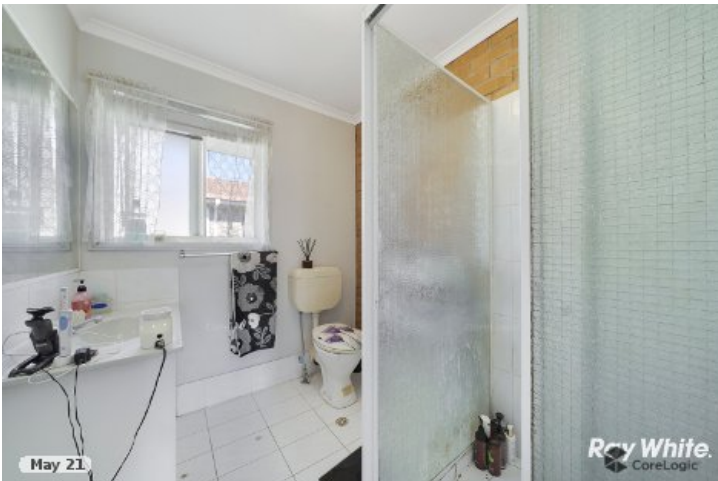
71/3 Costata Street Hillcrest QLD 4118

Sold Price: \$188,000

Sold Date: 18 February 2021

Distance from Subject: 0.9km

Features: Low-Medium Density Residential



2 1 1 220m²

12/3 Costata Street Hillcrest QLD 4118

Sold Price: **\$185,000**

Sold Date: 16 June 2021

Distance from Subject: 1km

Features: Low-Medium Density Residential



3 1 1 242m²

6/110 Johnson Road Hillcrest QLD 4118

Sold Price: \$211,300

Sold Date: 15 December 2020

Distance from Subject: 0km

Features: Low-Medium Density Residential, Internal Laundry, Porcelain Floor, 2 Toilets

***Agent Advised**

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2 1 1 220m²

5/110 Johnson Road Hillcrest QLD 4118

Sold Price: \$176,000

Sold Date: 14 August 2020

Distance from Subject: 0km

Features: Low-Medium Density Residential,
Internal Laundry, Bath, Courtyard



3 1 1 242m²

35/110 Johnson Road Hillcrest QLD 4118





Sold Price: \$220,000

Sold Date: 08 March 2021

Distance from Subject: 0km

Features: Low-Medium Density Residential,
Internal Laundry, Courtyard, Dishwasher

How to purchase your next home

-  **Step 1**
View property listing online including virtual tour.
-  **Step 2**
Schedule and attend your private inspection with the agent.
-  **Step 3**
Speak to a Mortgage Broker for finance approval, then make an offer.
-  **Step 4**
Utilise Coronis' end-to-end service including digital conveyancing and Building and Pest Inspections.

Apr 20 

3 1 1 242m²

26/110 Johnson Road Hillcrest QLD 4118

Sold Price: \$222,000

Sold Date: 22 October 2020

Distance from Subject: 0.1km

Features: Low-Medium Density Residential,
Built-In Wardrobes, Close to Schools

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Hillcrest Insights: A Snapshot



Houses

Median Price

\$419,470

	Past Sales	Capital Growth
2021	82	↑ 7.29%
2020	66	↑ 4.77%
2019	74	↓ 3.27%
2018	100	↑ 5.20%
2017	115	↓ 0.01%

Units

Median Price

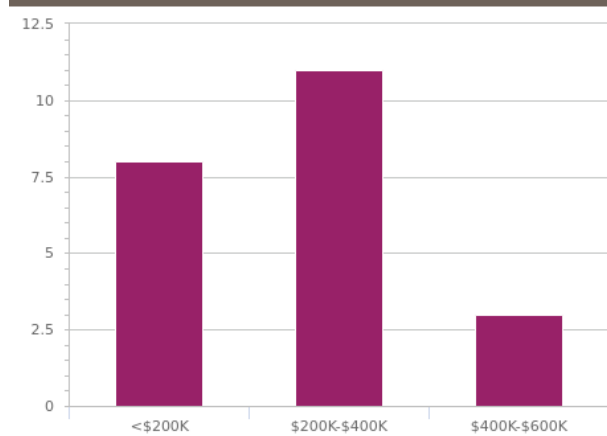
\$221,698

	Past Sales	Capital Growth
2021	22	↑ 0.34%
2020	21	↑ 2.04%
2019	17	↓ 5.78%
2018	16	↓ 5.79%
2017	37	↑ 0.02%

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. An Estimated Value with a 'High' confidence is considered more reliable than an Estimated Value with a 'Medium' 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 colour 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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Within Australia: **1300 734 318**
Email Us: **customercare@corelogic.com.au**