

# IntelliVal Automated Valuation Estimate

Prepared on 27 December 2020



4 Campbell Street Gin Gin QLD 4671

Estimated Value:

**\$185,000**

Estimated Value Confidence:



Low

High

Estimated Price Range:

**\$143,000 - \$224,000**

Property Attributes:



5



1



2



-



Year Built

1980



Land Area

1,006m<sup>2</sup>



Property Type

House



Land Use

Single Unit Dwelling



Development Zoning

Residential (4400)

## Sales History

Sale Date	Sale Price	Sale Type
10 Oct 2015	\$168,200	Normal Sale
30 Jan 1995	\$59,000	Normal Sale
07 Jan 1992	\$54,000	Normal Sale

Estimated Value as at 21 December 2020. 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	1	2	130m <sup>2</sup>	969m <sup>2</sup>

### 5 High School Road Gin Gin QLD 4671

**Sold Price:** \$165,000

**Sold Date:** 30 December 2019

**Distance from Subject:** 0.7km

**Features:** Residential, Built-In Wardrobes, Close to Schools, Close to Shops, 1 Toilets, Shed



3	1	1	84m <sup>2</sup>	1,106m <sup>2</sup>

### 10 Elliott Street Gin Gin QLD 4671

**Sold Price:** \$160,000

**Sold Date:** 01 October 2020

**Distance from Subject:** 0.9km

**Features:** Residential, Garden, 1 Toilets



3	1	-	109m <sup>2</sup>	1,008m <sup>2</sup>

### 58 Mildred Street Gin Gin QLD 4671

**Sold Price:** \$180,000

**Sold Date:** 06 October 2020

**Distance from Subject:** 0.9km

**Features:** Residential

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## 4 Campbell Street Gin Gin QLD 4671



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3



1



1



171m<sup>2</sup>



1,012m<sup>2</sup>

### 80 Mulgrave Street Gin Gin QLD 4671

Sold Price: \$140,000

Sold Date: 12 January 2020

Distance from Subject: 0.1km

Features: Residential



3



1



1



-



2,646m<sup>2</sup>

### 40 May Street Gin Gin QLD 4671

Sold Price: \$136,000

Sold Date: 22 May 2020

Distance from Subject: 0.3km

Features: Residential, Internal Laundry, 1 No of Study Rooms, North Facing, 1 Toilets



3



1



3



135m<sup>2</sup>



1,891m<sup>2</sup>

### 39 Elliott Street Gin Gin QLD 4671

Sold Price: \$270,000

Sold Date: 29 October 2020

Distance from Subject: 0.4km

Features: Residential



No photo  
available

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## Gin Gin Insights: A Snapshot



### Houses

Median Price

**\$155,230**

	Past Sales	Capital Growth
2020	18	↑ 0.65%
2019	12	↓ 13.38%
2018	11	↑ 18.20%
2017	13	↓ 4.25%
2016	10	↓ 2.37%

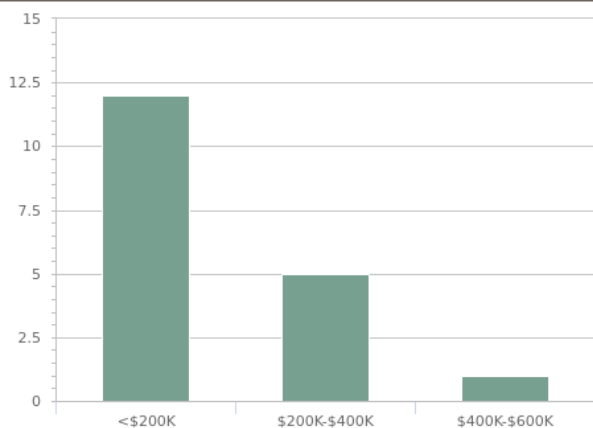
### Units

Median Price

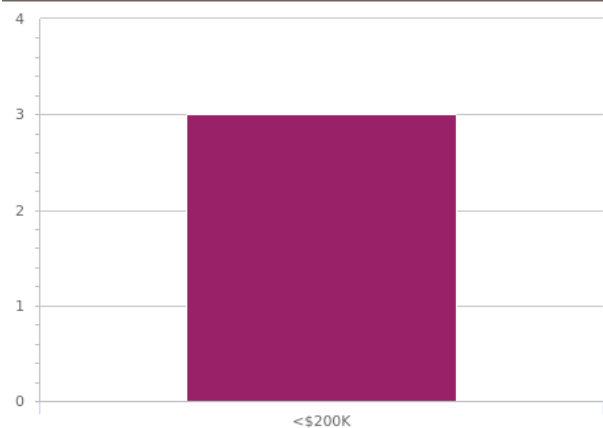
**\$131,281**

	Past Sales	Capital Growth
2020	3	- -
2019	1	- -
2018	3	- -
2017	7	- -
2016	4	- -

### 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. 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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