

# IntelliVal Automated Valuation Estimate

Prepared on 17 July 2023

45 Unwin Road Redland Bay QLD 4165

Estimated Value:

**\$890,000**

Estimated Value Confidence:



Estimated Price Range:

**\$803,000** - \$982,000

Property Attributes:



4



2



2



165m<sup>2</sup>



Year Built

2016



Land Area

698m<sup>2</sup>



Property Type

House



Land Use

Single Unit Dwelling



Development Zoning

Not zoned

## Sales History

Sale Date	Sale Price	Sale Type
20 Nov 2014	\$495,000	Normal Sale
01 Sep 2014	\$285,000	Normal Sale

Estimated Value as at 10 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.

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## Location Highlights



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## Recently Sold Properties



4 2 2 144m<sup>2</sup> 600m<sup>2</sup>

### 6 Madison Court Redland Bay QLD 4165

Sold Price: **\$780,000**

Sold Date: 29 May 2023

Distance from Subject: 0.1km

**Features:** Internal Laundry, Bath, Broadband internet access, Dishwasher, Water efficient appliances, 2 Toilets



4 2 2 186m<sup>2</sup> 704m<sup>2</sup>

### 25 Aqua Crescent Redland Bay QLD 4165

Sold Price: \$865,000

Sold Date: 04 May 2023

Distance from Subject: 0.3km

**Features:** Urban Residential, Stainless Steel Appliances, Shed



4 2 4 240m<sup>2</sup> 680m<sup>2</sup>

### 48 Ebony Crescent Redland Bay QLD 4165

Sold Price: \$821,000

Sold Date: 27 March 2023

Distance from Subject: 0.5km

**Features:** Urban Residential

**\*Agent Advised**

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4 2 2 197m<sup>2</sup> 698m<sup>2</sup>

## 52 Ebony Crescent Redland Bay QLD 4165

Sold Price: \$924,800

Sold Date: 21 January 2023

Distance from Subject: 0.5km

Features: Urban Residential, 1 No of Study Rooms, Courtyard, Dishwasher



4 2 2 170m<sup>2</sup> 660m<sup>2</sup>

## 12 Kimbolton Drive Redland Bay QLD 4165

Sold Price: \$800,000

Sold Date: 18 January 2023

Distance from Subject: 0.6km

Features: Urban Residential, Granite Bench Tops, Built-In Wardrobes, Close to Schools, Close to Shops, Close to Transport, Garden,



4 2 2 216m<sup>2</sup> 714m<sup>2</sup>

## 22 Aquila Street Redland Bay QLD 4165

Sold Price: \$890,000

Sold Date: 06 March 2023

Distance from Subject: 1.1km

Features: Urban Residential

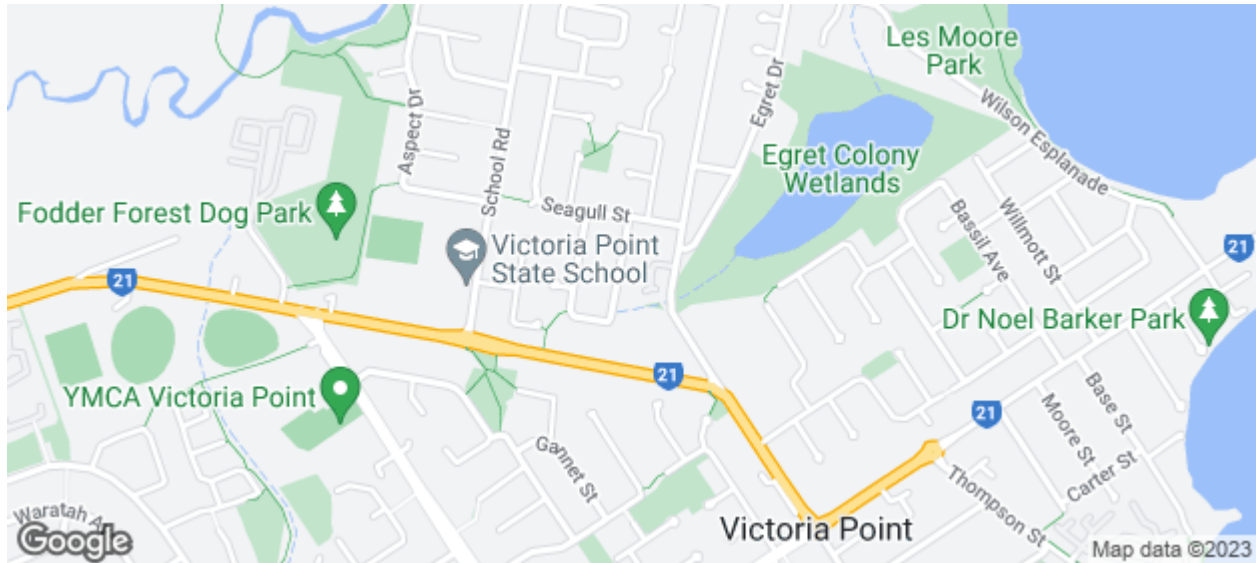
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## Redland Bay Insights: A Snapshot



### Houses

Median Price

**\$830,902**

	Past Sales	Capital Growth
2023	-	↓ 5.65%
2022	-	↑ 36.54%
2021	-	↑ 15.45%
2020	-	↑ 1.54%
2019	-	↓ 0.33%

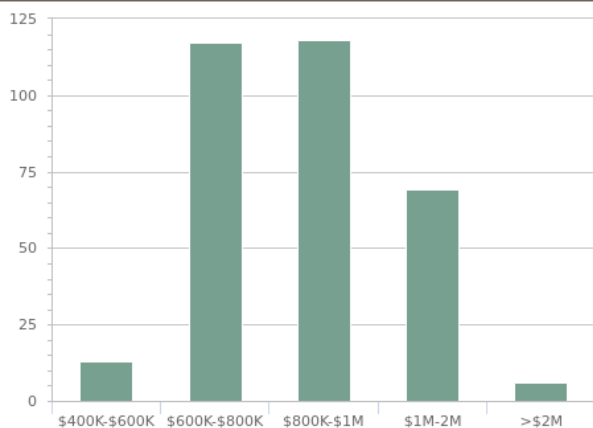
### Units

Median Price

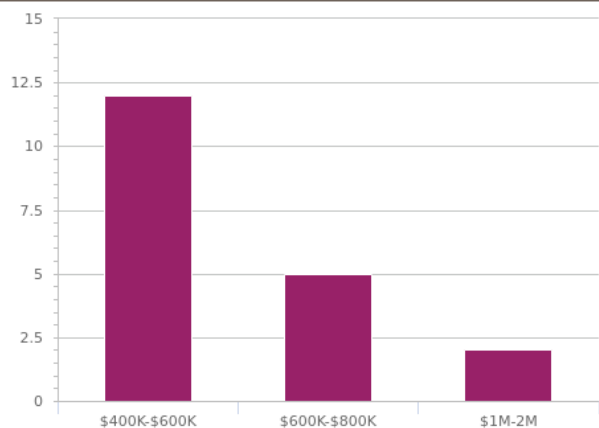
**\$607,528**

	Past Sales	Capital Growth
2023	-	↑ 8.00%
2022	-	↑ 11.19%
2021	-	↑ 7.15%
2020	-	↑ 3.14%
2019	-	↑ 2.91%

### House Sales by Price (Past 12 Months)



### Unit Sales by Price (Past 12 Months)



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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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Within Australia: **1300 734 318**  
Email Us: **[customercare@corelogic.com.au](mailto:customercare@corelogic.com.au)**



CURRENT TITLE SEARCH  
QUEENSLAND TITLES REGISTRY PTY LTD

Request No: 44952256

Search Date: 05/07/2023 09:21

Title Reference: 50956933

Date Created: 24/07/2014

Previous Title: 15017147

REGISTERED OWNER

Dealing No: 716515763 26/05/2015

UNWIN PROPERTY PTY LTD A.C.N. 601 468 357  
TRUSTEE  
UNDER INSTRUMENT 716515763

[LRBA Bare Trustee](#)  
[See T1a for Documentation](#)

ESTATE AND LAND

Estate in Fee Simple

LOT 14 SURVEY PLAN 266331  
Local Government: REDLAND

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by  
Deed of Grant No. 10524227 (POR 60)
2. MORTGAGE No 716515765 26/05/2015 at 10:37  
BANK OF QUEENSLAND LIMITED A.C.N. 009 656 740

ADMINISTRATIVE ADVICES - NIL  
UNREGISTERED DEALINGS - NIL

Caution - Charges do not necessarily appear in order of priority

\*\* End of Current Title Search \*\*

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Requested By: D-ENQ GLOBALX