



CoreLogic[®]
RP Data

2407/79 Albert Street Brisbane City QLD 4000

» RP AUTOVAL
Automated Valuation

Prepared On 15 March 2016



Aug 14

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>> PROPERTY DESCRIPTION



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2407/79 Albert Street Brisbane City QLD 4000

ESTIMATED VALUE: \$343,559

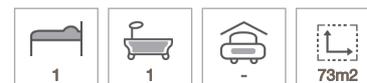
Estimated Price Range: \$309,203 - \$377,914

FSD* \pm 10%

(Forecast Standard Deviation)

This estimate value has been compiled incorporating attribute data provided solely by RP Data and its suppliers.

Attributes used for this model



Sales History

Sale Date	Sale Price	Sale Type
24 Sep 2014	\$340,000	Normal Sale
20 Sep 2007	\$305,000	Normal Sale
7 Aug 2001	\$228,000	Normal Sale

Year Built:	2000
Floor Area:	52m2
Condition of Property:	No Response
Property Type:	UNIT
Land Use:	Building Units (Primary Use Only)
LotPlan:	2407/SP139730 BRISBANE CITY
Last Sale Date/Price:	24 Sep 2014, \$340,000

* A Forecast Standard Deviation is an estimate of the variation between a modelled automated valuation and the market value of a property. A smaller FSD indicates our automated valuation is likely closer to the true market value of a property than a larger FSD.

>> LOCATION HIGHLIGHTS



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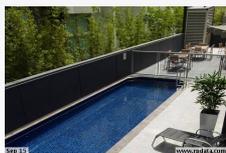
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>> PAST SALES

	<p>2701/79 Albert Street Brisbane City, QLD, 4000</p>									
<table border="1"> <tbody> <tr> <td>Sold Price:</td> <td>\$400,000</td> </tr> <tr> <td>Sold Date:</td> <td>19 Jan 2016</td> </tr> <tr> <td>Land Size:</td> <td>72m2</td> </tr> <tr> <td>Distance From Subject:</td> <td>0.00km</td> </tr> </tbody> </table>		Sold Price:	\$400,000	Sold Date:	19 Jan 2016	Land Size:	72m2	Distance From Subject:	0.00km	<p>Attributes: 1 Beds, 1 Baths, 1 Car Spaces, 1 Lock Up Garages</p>
Sold Price:	\$400,000									
Sold Date:	19 Jan 2016									
Land Size:	72m2									
Distance From Subject:	0.00km									
	<p>2701/70 Mary Street Brisbane City, QLD, 4000</p>									
<table border="1"> <tbody> <tr> <td>Sold Price:</td> <td>\$360,000</td> </tr> <tr> <td>Sold Date:</td> <td>30 Nov 2015</td> </tr> <tr> <td>Land Size:</td> <td>0m2</td> </tr> <tr> <td>Distance From Subject:</td> <td>0.11km</td> </tr> </tbody> </table>		Sold Price:	\$360,000	Sold Date:	30 Nov 2015	Land Size:	0m2	Distance From Subject:	0.11km	<p>Attributes: 1 Beds, 1 Baths</p>
Sold Price:	\$360,000									
Sold Date:	30 Nov 2015									
Land Size:	0m2									
Distance From Subject:	0.11km									
	<p>911/108 Albert Street Brisbane City, QLD, 4000</p>									
<table border="1"> <tbody> <tr> <td>Sold Price:</td> <td>\$325,000</td> </tr> <tr> <td>Sold Date:</td> <td>27 Nov 2015</td> </tr> <tr> <td>Land Size:</td> <td>58m2</td> </tr> <tr> <td>Distance From Subject:</td> <td>0.13km</td> </tr> </tbody> </table>		Sold Price:	\$325,000	Sold Date:	27 Nov 2015	Land Size:	58m2	Distance From Subject:	0.13km	<p>Attributes: 1 Beds, 1 Baths</p>
Sold Price:	\$325,000									
Sold Date:	27 Nov 2015									
Land Size:	58m2									
Distance From Subject:	0.13km									
	<p>908/70 Mary Street Brisbane City, QLD, 4000</p>									
<table border="1"> <tbody> <tr> <td>Sold Price:</td> <td>\$390,000</td> </tr> <tr> <td>Sold Date:</td> <td>4 Dec 2015</td> </tr> <tr> <td>Land Size:</td> <td>0m2</td> </tr> <tr> <td>Distance From Subject:</td> <td>0.11km</td> </tr> </tbody> </table>		Sold Price:	\$390,000	Sold Date:	4 Dec 2015	Land Size:	0m2	Distance From Subject:	0.11km	<p>Attributes: 1 Beds, 1 Baths, 1 Car Spaces, 1 Lock Up Garages</p>
Sold Price:	\$390,000									
Sold Date:	4 Dec 2015									
Land Size:	0m2									
Distance From Subject:	0.11km									
	<p>3006/70 Mary Street Brisbane City, QLD, 4000</p>									
<table border="1"> <tbody> <tr> <td>Sold Price:</td> <td>\$358,000</td> </tr> <tr> <td>Sold Date:</td> <td>11 Jan 2016</td> </tr> <tr> <td>Land Size:</td> <td>0m2</td> </tr> <tr> <td>Distance From Subject:</td> <td>0.11km</td> </tr> </tbody> </table>		Sold Price:	\$358,000	Sold Date:	11 Jan 2016	Land Size:	0m2	Distance From Subject:	0.11km	<p>Attributes: 1 Beds, 1 Baths, 1 Car Spaces</p>
Sold Price:	\$358,000									
Sold Date:	11 Jan 2016									
Land Size:	0m2									
Distance From Subject:	0.11km									



2609/70 Mary Street Brisbane City, QLD, 4000



Sold Price:	\$327,000
Sold Date:	15 Jan 2016
Land Size:	0m ²
Distance From Subject:	0.11km

Attributes:
1 Beds, 1 Baths

>> BRISBANE CITY STATISTICS - A SNAP SHOT

Incorporating RP Data's Suburb Scorecard

BRISBANE CITY - Median Price

Period	Median Price for Houses	Median Price for Units
2016	\$700,000	\$495,000

BRISBANE CITY - Past Sales - Houses

2016	2015	2014	2013	2012	2011	2010	2009	2008	2007
0	1	6	26	9	15	17	24	16	32

BRISBANE CITY - Past Sales - Units

2016	2015	2014	2013	2012	2011	2010	2009	2008	2007
16	613	693	634	600	547	608	861	722	1307

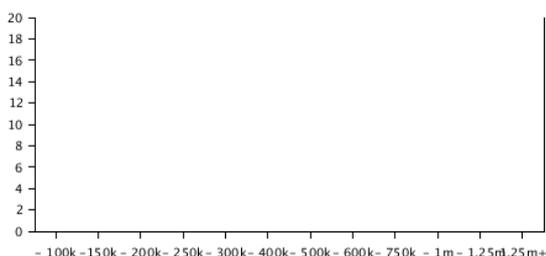
Capital Growth

Period	Capital Growth % Houses	Capital Growth % Units
2015	3.3%	S N R*
2014	-0.7%	7.3%
2013	5%	-0.8%
2012	-4.7%	2.2%

* S N R = Due to low volumes these capital growth rates are considered statistically unreliable

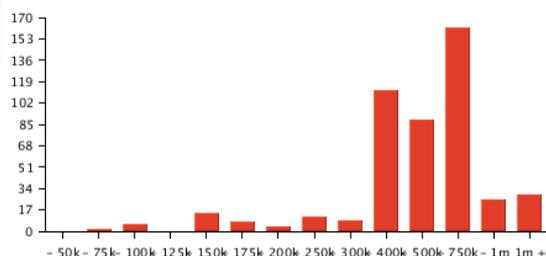
Sales By Price (Past 12 Months)

Houses



■ Brisbane City

Units



■ Brisbane City

>> THANK YOU

Thank you for your interest in our RP Estimates. We appreciate your business and wish you luck with your future property transactions.

Contact CoreLogic:

If you have any questions or concerns about the information in this report, please contact our customer care team.

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Outside Australia (+61) 7 3114 9999

Email us: customercare@corelogic.com.au

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