

# IntelliVal Automated Valuation Estimate

Prepared on 15 July 2019



6 Helmsman Terrace Seaford SA 5169

Estimated Value:

**\$335,000**

Estimated Value Confidence:



Estimated Price Range:

**\$305,000 - \$365,000**

Property Attributes:



Year Built

1970



Land Area

683m<sup>2</sup>



Property Type

House



Land Use

House



Development Zoning

Residential

## Sales History

Sale Date	Sale Price	Sale Type
01 Nov 2016	\$309,000	Consideration Represents Whole Interest For Property
03 Sep 2014	\$300,000	Consideration Represents Whole Interest For Property
07 Jan 2010	\$289,000	Consideration Represents Whole Interest For Property

Estimated Value as at 08 July 2019. 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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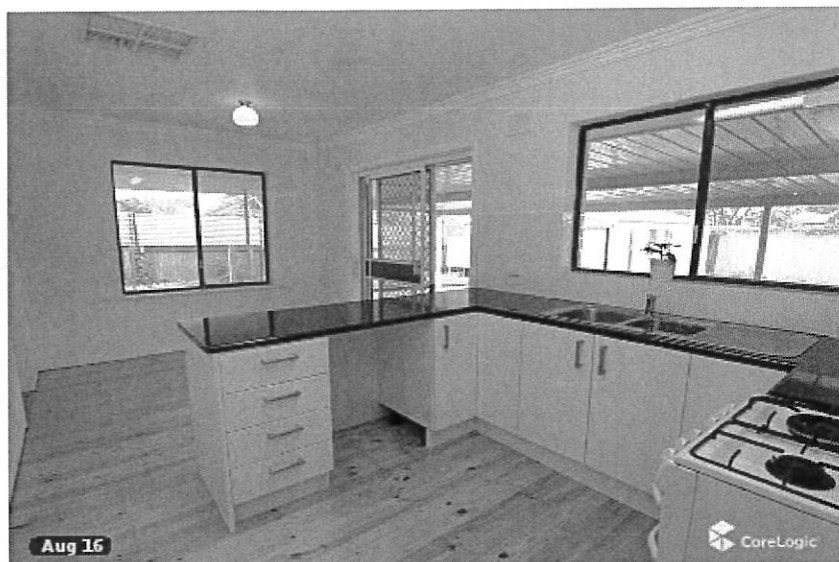
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## 6 Helmsman Terrace Seaford SA 5169



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### Location Highlights



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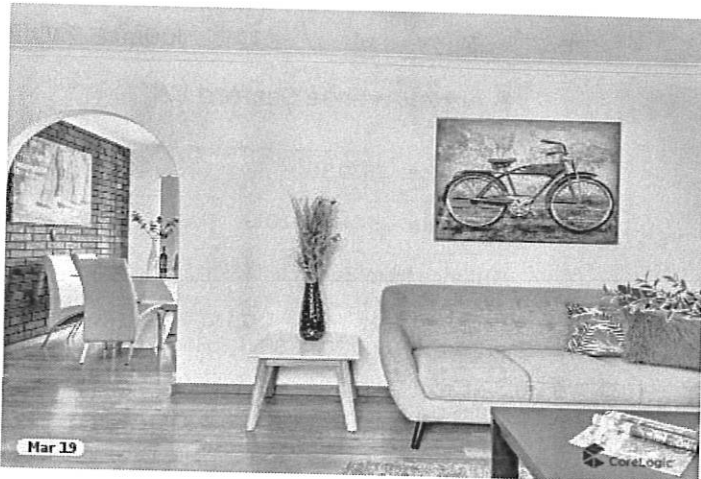
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## Recently Sold Properties



3 1 1 - 730m<sup>2</sup>

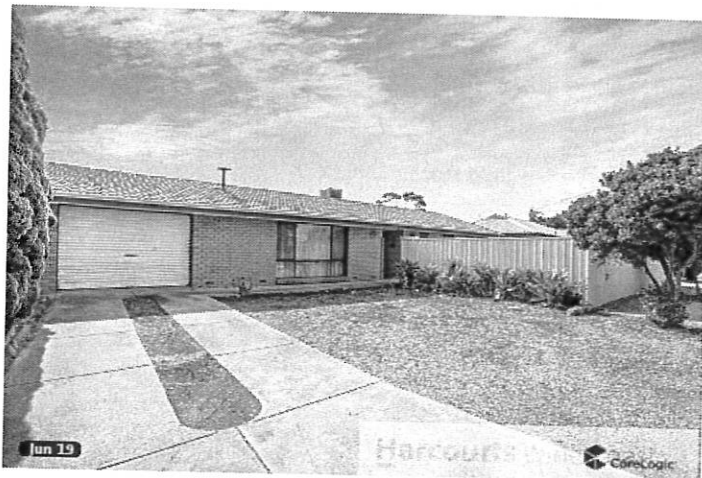
### 3 Gifford Terrace Seaford SA 5169

Sold Price: \$345,000

Sold Date: 08 April 2019

Distance from Subject: 0.1km

Features: 1 Toilets



3 1 4 121m<sup>2</sup> 660m<sup>2</sup>

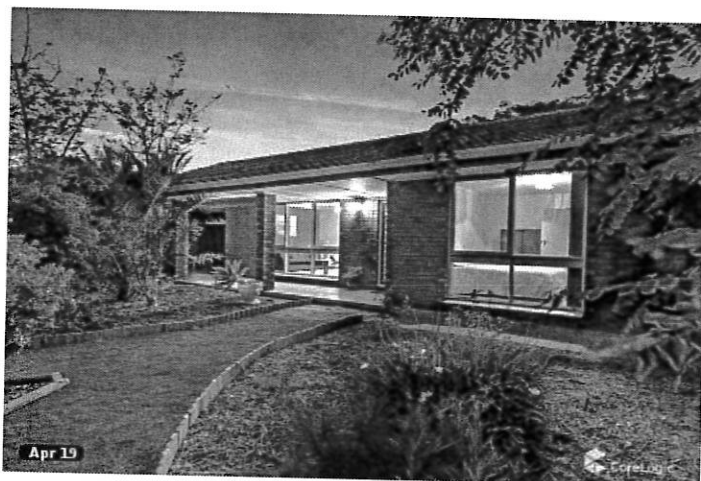
### 9 Tiller Drive Seaford SA 5169

Sold Price: \$320,000

Sold Date: 16 June 2019

Distance from Subject: 0.3km

Features: Conventional, Good, Dishwasher, 1 Lounge Rooms, 5 Main Rooms, Property Type: House, Private, 5H G DCP DI/G, 1 Toilets



3 1 1 109m<sup>2</sup> 738m<sup>2</sup>

### 16 Angel Avenue Seaford SA 5169

Sold Price: \$315,000

Sold Date: 30 May 2019

Distance from Subject: 0.3km

Features: Conventional, Good, 5 Main Rooms, Close to Schools, Close to Shops, Close to Transport, Garden, Formal Lounge, Private,

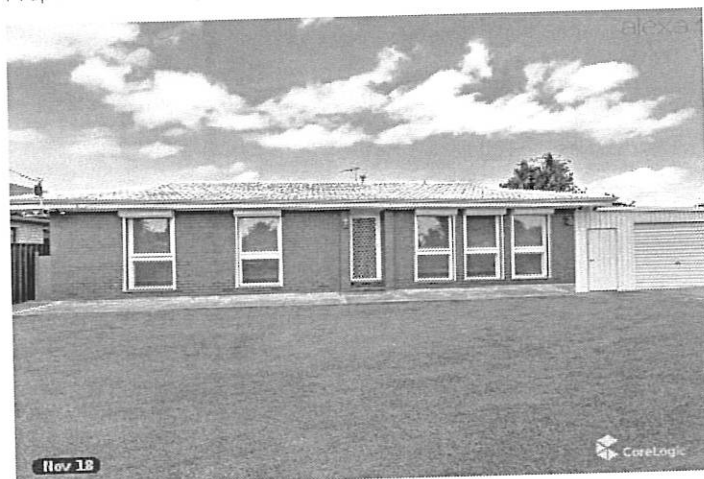
\*Agent Advised

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## 6 Helmsman Terrace Seaford SA 5169

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3 1 1 100m<sup>2</sup> 725m<sup>2</sup>

### 8 Angel Avenue Seaford SA 5169

Sold Price: \$332,500

Sold Date: 19 March 2019

Distance from Subject: 0.3km

Features: Conventional, Good, 5 Main Rooms, Private, 5H V DCP IG SH, 1 Toilets



3 1 2 107m<sup>2</sup> 586m<sup>2</sup>

### 2 Tiller Drive Seaford SA 5169

Sold Price: \$315,000

Sold Date: 13 March 2019

Distance from Subject: 0.3km

Features: Conventional, Good, 5 Main Rooms, Private, 5H DCP V SHDS, 1 Toilets



3 1 1 115m<sup>2</sup> 613m<sup>2</sup>

### 34 Clipper Court Seaford SA 5169

Sold Price: \$362,000

Sold Date: 17 January 2019

Distance from Subject: 0.4km

Features: Spanish Styles, Good, 1 Dining Rooms, 1 Family / Rumpus Rooms, 1 Lounge Rooms, 5 Main Rooms, Floorboards, NBN connected,

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## Seaford Insights: A Snapshot



### Houses

Median Price

**\$365,739**

	Past Sales	Capital Growth
2019	78	↑ 2.48%
2018	70	↑ 1.03%
2017	62	↑ 2.64%
2016	71	↑ 1.86%
2015	64	↑ 2.10%

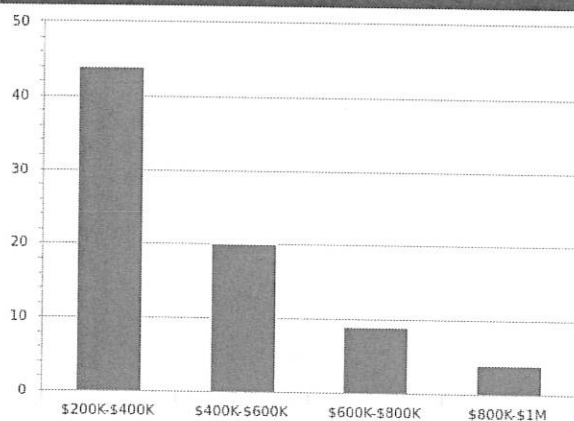
### Units

Median Price

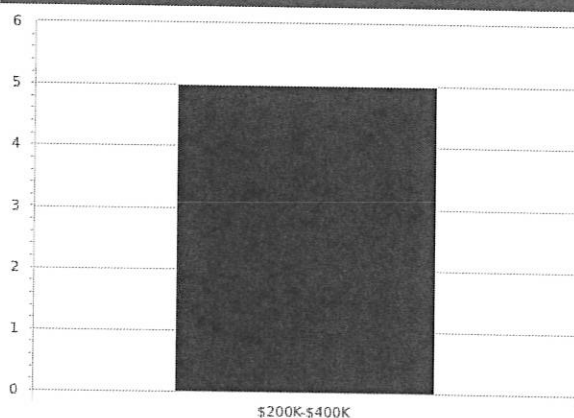
**\$292,158**

	Past Sales	Capital Growth
2019	5	↓ 6.86%
2018	4	↓ 3.20%
2017	3	↓ 4.73%
2016	5	↑ 9.06%
2015	2	↓ 4.68%

### 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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