



# IntelliVal Automated Valuation Estimate

Prepared on 12 July 2023

House Demolished  
Vacant Land

100 Farnborough Road Meikleville Hill QLD 4703

Estimated Value:

**\$455,000**

Estimated Value Confidence:



Low

High

Estimated Price Range:

**\$352,000** - \$563,000

Property Attributes:



1



1



1



-



Year Built

-



Land Area

1,014m<sup>2</sup>



Property Type

House



Land Use

Single Unit Dwelling



Development Zoning

Res - r3

## Sales History

Sale Date	Sale Price	Sale Type
07 Jul 2003	\$380,000	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



3 1 1 76m<sup>2</sup> 1,090m<sup>2</sup>

1-3 Found Street Meikleville Hill  
QLD 4703

Sold Price: \$470,000

Sold Date: 18 May 2023

Distance from Subject: 0.4km

Features: Bushland, Residential



3 2 2 111m<sup>2</sup> 1,054m<sup>2</sup>

22 Greer Street Meikleville Hill  
QLD 4703

Sold Price: \$520,000

Sold Date: 11 August 2022

Distance from Subject: 0.5km

Features: Residential, Terrace-Balcony, 2 Toilets, Ocean View



3 1 1 101m<sup>2</sup> 1,416m<sup>2</sup>

6 Island View Crescent Barlows  
Hill QLD 4703

Sold Price: \$515,000

Sold Date: 19 October 2022

Distance from Subject: 0.6km

Features: Residential, 1 Dining Rooms, Dishwasher, Floorboards, Dishwasher, 2 Toilets, 1 Total Floors In Building, Shed

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3 1 1 108m<sup>2</sup> 688m<sup>2</sup>

## 30 Todd Avenue Yeppoon QLD 4703

Sold Price: \$516,000

Sold Date: 18 August 2022

Distance from Subject: 0.6km

Features: Residential, Timber Floor



2 1 2 78m<sup>2</sup> 1,010m<sup>2</sup>

## 54 Strow Street Barlows Hill QLD 4703

Sold Price: \$495,000

Sold Date: 10 September 2022

Distance from Subject: 1km

Features: Residential, Ocean View



3 1 1 99m<sup>2</sup> 700m<sup>2</sup>

## 11 Rogan Place Yeppoon QLD 4703

Sold Price: \$465,000

Sold Date: 23 December 2022

Distance from Subject: 1.1km

Features: Residential

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## Meikleville Hill Insights: A Snapshot



### Houses

Median Price

**\$639,417**

	Past Sales	Capital Growth
2023	6	↑ 10.42%
2022	11	↑ 25.02%
2021	13	↑ 22.41%
2020	4	↑ 2.07%
2019	7	↑ 1.12%

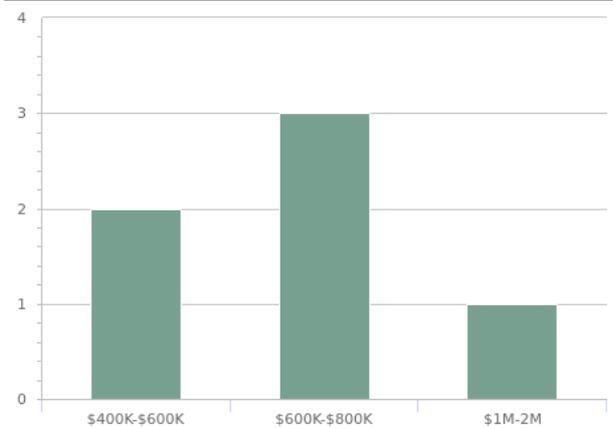
### Units

Median Price

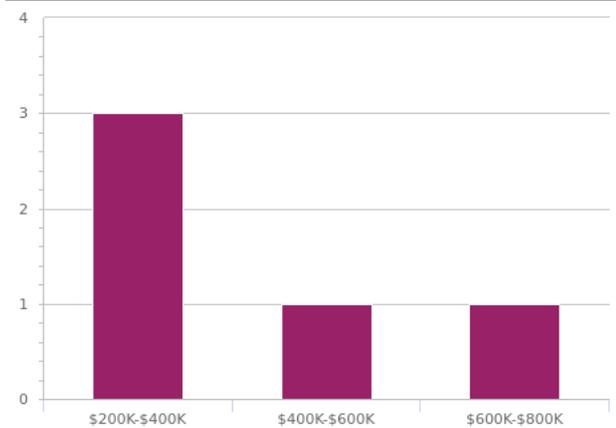
**\$452,271**

	Past Sales	Capital Growth
2023	5	↑ 3.54%
2022	11	↑ 12.66%
2021	10	↑ 24.79%
2020	4	↓ 8.21%
2019	7	↑ 22.23%

### 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. The available confidence values returned are High, Medium-High, Medium, Medium-Low, and Low. An Estimated Value with a 'High' confidence is considered more reliable than an Estimated Value with a 'Medium-High', 'Medium', 'Medium-Low' 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 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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Email Us: **[customercare@corelogic.com.au](mailto:customercare@corelogic.com.au)**

CURRENT TITLE SEARCH  
QUEENSLAND TITLES REGISTRY PTY LTD

Request No: 44940677  
Search Date: 04/07/2023 11:15

Title Reference: 30150025  
Date Created: 16/12/1925

Previous Title: 30105101

REGISTERED OWNER

Dealing No: 706904235 19/08/2003

MAURICE JAMES COSTELLO  
GLENDA ANN COSTELLO TRUSTEE  
UNDER INSTRUMENT 706904235

ESTATE AND LAND

Estate in Fee Simple

LOT 15 REGISTERED PLAN 600767  
Local Government: LIVINGSTONE

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UNREGISTERED DEALINGS - NIL

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