

IntelliVal Automated Valuation Estimate

Prepared on 17 July 2023

7/109 Musgrave Road Red Hill QLD 4059

Estimated Value:

\$345,000

Estimated Value Confidence:



Estimated Price Range:

\$293,000 - \$397,000

Property Attributes:



Year Built

1940



Land Area

54m²



Property Type

Unit



Land Use

Building Units (Primary Use Only)



Development Zoning

Residential b r3

Sales History

Sale Date	Sale Price	Sale Type
28 Aug 2015	\$292,000	Normal Sale
10 Apr 2008	\$280,000	Normal Sale
04 Jul 2003	\$163,000	Normal Sale
15 Nov 2001	\$142,000	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.

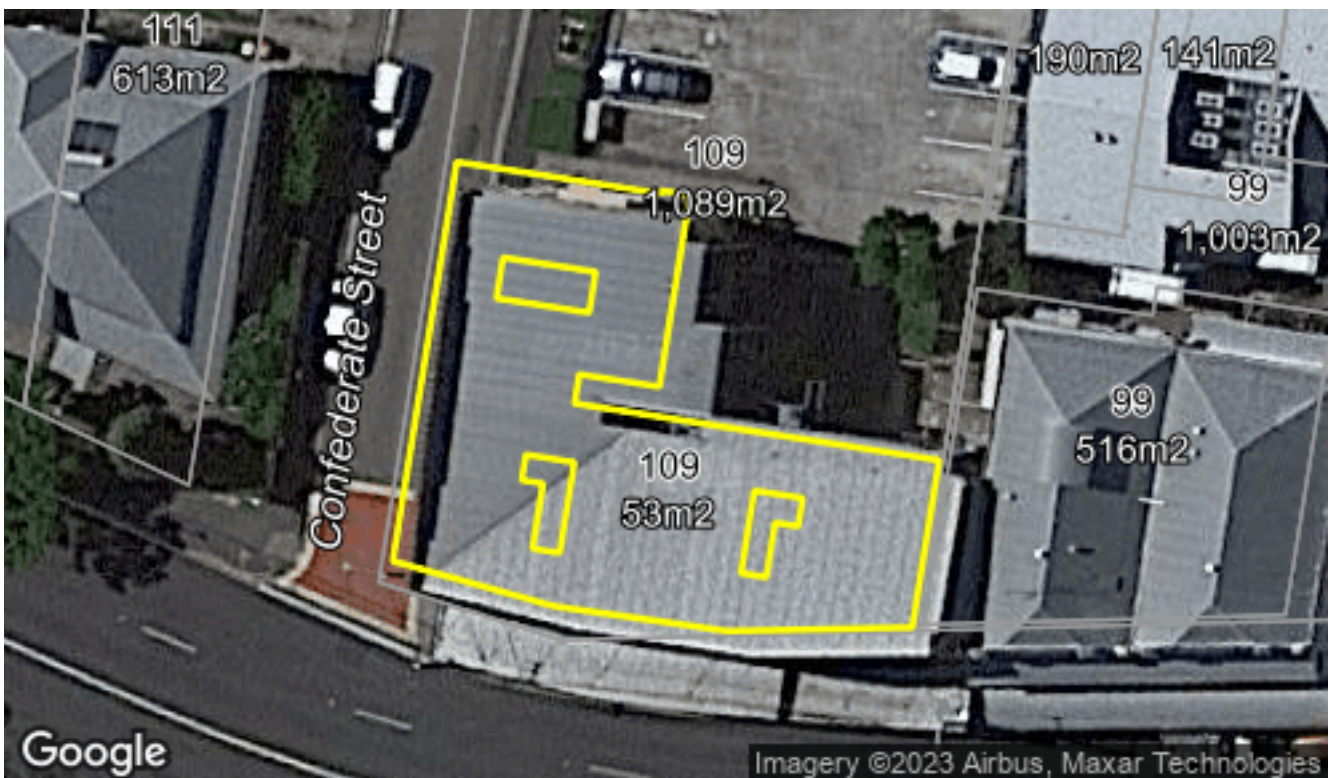
For further information about confidence levels, please refer to the end of this document.

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Location Highlights



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Recently Sold Properties



1 1 1 63m²

705/31 Musk Avenue Kelvin Grove QLD 4059

Sold Price: \$390,000

Sold Date: 06 March 2023

Distance from Subject: 0.6km

Features: Dishwasher



1 1 - 55m²

807/41 Ramsgate Street Kelvin Grove QLD 4059

Sold Price: **\$351,000**

Sold Date: 12 July 2023

Distance from Subject: 0.6km

Features: Hdr2 High Density Residential (Up to 15 Storeys), 1 No of Study Rooms, 1 Toilets



1 1 1 74m²

19/31 Ramsgate Street Kelvin Grove QLD 4059

Sold Price: \$365,000

Sold Date: 22 May 2023

Distance from Subject: 0.6km

Features: Mdr Medium Density Residential, Stainless Steel Appliances, Terrace-Balcony

***Agent Advised**

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1	1	1	64m ²

23/31 Ramsgate Street Kelvin Grove QLD 4059

Sold Price: **\$361,000**

Sold Date: 30 June 2023

Distance from Subject: 0.6km

Features: SE, Mdr Medium Density Residential, 1 No. Floor Levels Inside Unit



1	1	1	74m ²

33/31 Ramsgate Street Kelvin Grove QLD 4059

Sold Price: \$365,000

Sold Date: 27 January 2023

Distance from Subject: 0.6km

Features: NE, Mdr Medium Density Residential, Dishwasher, 1 No. Floor Levels Inside Unit, Property Type: Unit



1	1	1	64m ²

39/31 Ramsgate Street Kelvin Grove QLD 4059

Sold Price: \$375,000

Sold Date: 08 February 2023

Distance from Subject: 0.6km

Features: Mdr Medium Density Residential, Internal Laundry, Dishwasher, Gym

***Agent Advised**

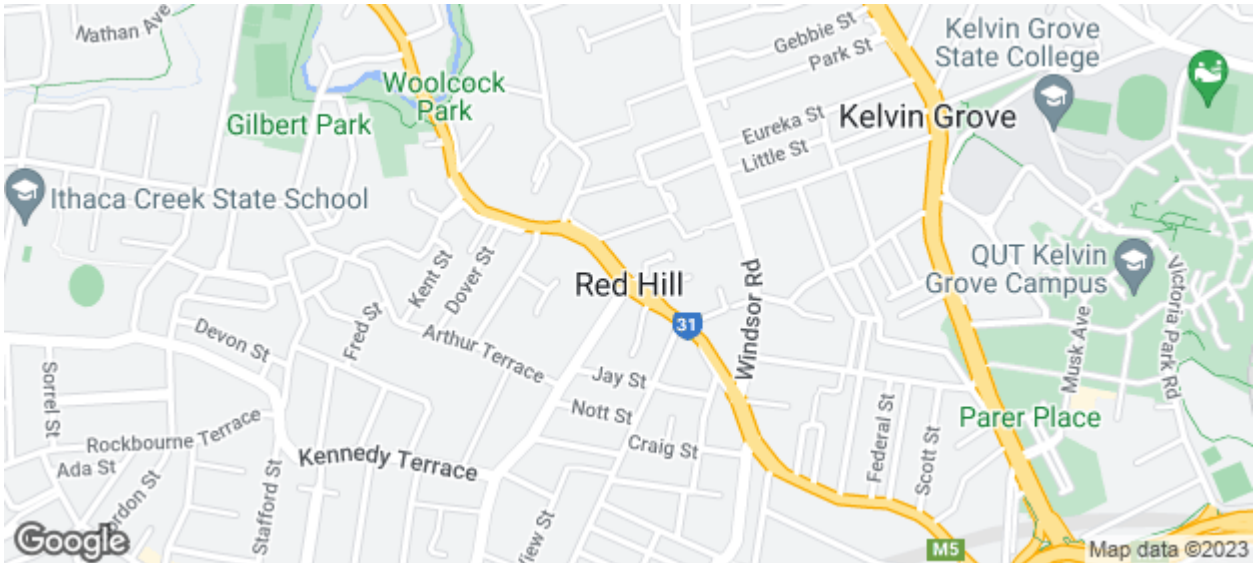
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Red Hill Insights: A Snapshot



Houses

Median Price

\$1,242,695

	Past Sales	Capital Growth
2023	-	↓ 12.85%
2022	-	↑ 32.73%
2021	-	↑ 14.32%
2020	-	↑ 9.69%
2019	-	↓ 2.02%

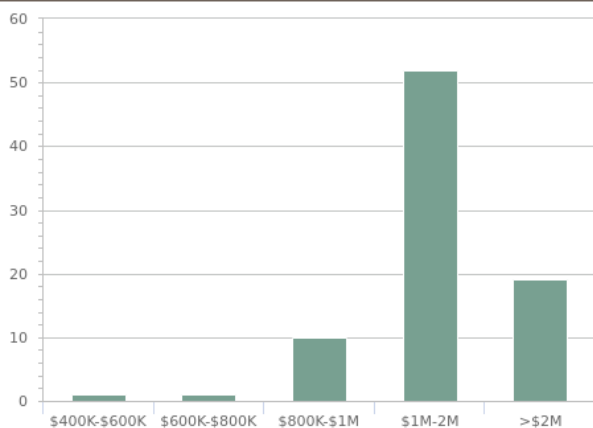
Units

Median Price

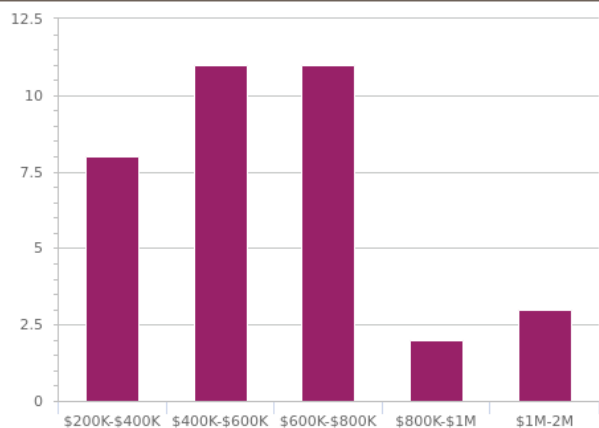
\$494,025

	Past Sales	Capital Growth
2023	-	↓ 10.62%
2022	-	↑ 20.69%
2021	-	↑ 2.81%
2020	-	↑ 1.39%
2019	-	↓ 4.06%

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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