

IntelliVal Automated Valuation Estimate

Prepared on 01 July 2022



7 Brenton Street Blakeview SA 5114

Estimated Value:

\$460,000

Estimated Value Confidence:



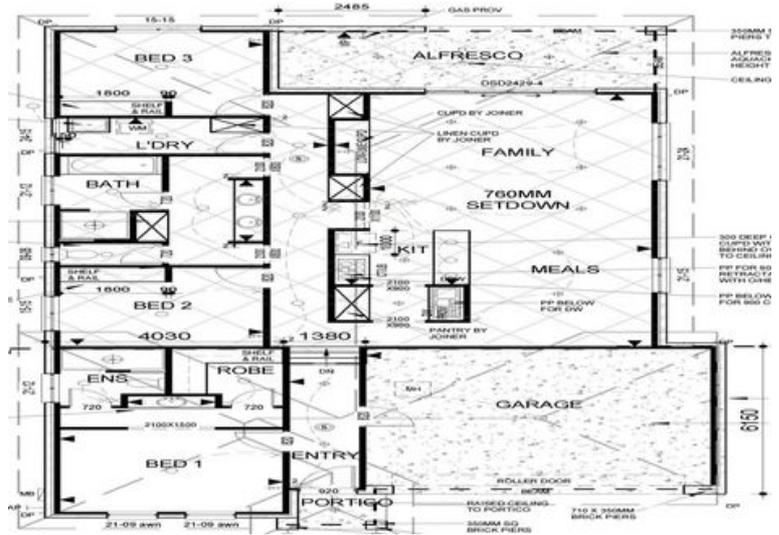
Low

High

Estimated Price Range:

\$404,000 - \$514,000

Property Attributes:



Year Built

2011



Land Area

375m²



Property Type

House



Land Use

Vacant Land-Urban



Development Zoning

Residential hills

Sales History

Sale Date	Sale Price	Sale Type
02 Dec 2016	\$145,000	Consideration Represents Whole Interest For Property
09 Jun 2016	\$117,000	Consideration Represents Whole Interest For Property
09 Nov 2010	\$2,451,800	Portion Of Land

Estimated Value as at 27 June 2022. 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 2 2 131m² 375m²

14 Brenton Street Blakeview SA 5114

Sold Price: \$520,000

Sold Date: 17 June 2022

Distance from Subject: 0.1km

Features: Conventional, Good, Residential, Stainless Steel Appliances, 4 Main Rooms, Concrete, Private, 4HDG, 1 Total Floors In



3 2 2 162m² 375m²

15 Brenton Street Blakeview SA 5114

Sold Price: \$512,000

Sold Date: 27 May 2022

Distance from Subject: 0.1km

Features: Conventional, Good, Residential, 6 Main Rooms, Concrete, 375 M2 (Approx), Private, 6HDG



3 2 2 135m² 375m²

17 Brenton Street Blakeview SA 5114

Sold Price: \$460,000

Sold Date: 21 April 2022

Distance from Subject: 0.1km

Features: Conventional, Good, Residential, 1 Lounge Rooms, 6 Main Rooms, Concrete, Private, 6HDG

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3 2 4 - 446m²

10 Liebrooke Boulevard Blakeview SA 5114

Sold Price: \$480,000

Sold Date: 10 January 2022

Distance from Subject: 0.1km

Features: Conventional, Good, 4 Main Rooms,
Private, 4HDG, 1 Total Floors In Building

3 2 2 143m² 450m²

8 Michael Street Blakeview SA 5114

Sold Price: \$500,000

Sold Date: 08 April 2022

Distance from Subject: 0.2km

Features: Conventional, Good, 5 Main Rooms,
Private, 5HDG, 2 Toilets, 1 Total Floors In
Building

3 2 1 1,300m² 330m²

34 Bentley Road Blakeview SA 5114

Sold Price: \$450,000

Sold Date: 18 March 2022

Distance from Subject: 0.9km

Features: Conventional, Good, Residential, 1
Dining Rooms, 1 Family / Rumpus Rooms,
Dishwasher, 2 Lounge Rooms, 6 Main Rooms,



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available



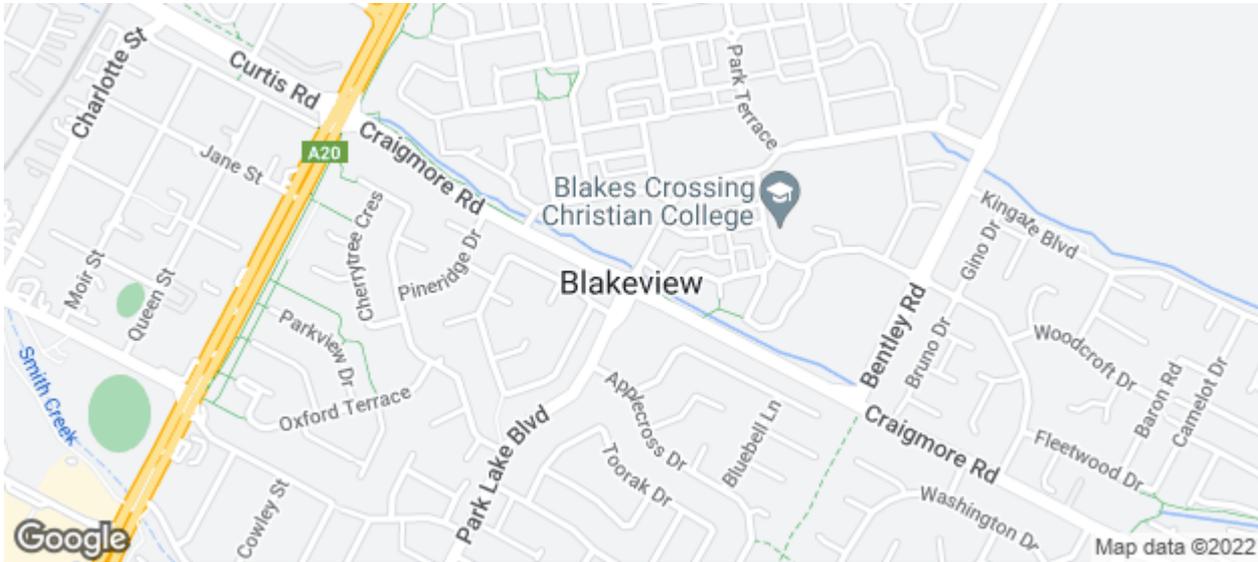
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Blakeview Insights: A Snapshot



Houses

Median Price

\$444,239

	Past Sales	Capital Growth
2022	247	↑ 18.87%
2021	162	↑ 18.60%
2020	142	↑ 4.41%
2019	140	↓ 2.24%
2018	119	↑ 0.75%

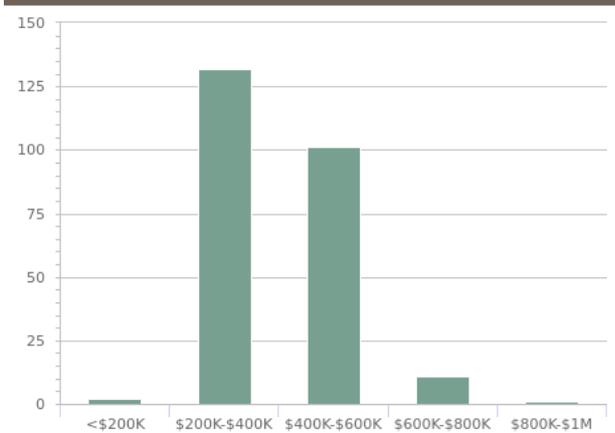
Units

Median Price

\$278,305

	Past Sales	Capital Growth
2022	12	↑ 29.90%
2021	4	↑ 19.96%
2020	2	↓ 15.23%
2019	2	↑ 14.77%
2018	1	- -

House Sales by Price (Past 12 Months)



Unit Sales by Price (Past 12 Months)



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How to read Estimated Value

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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