

IntelliVal Automated Valuation Estimate

Prepared on 01 July 2022



108/25 Warner Avenue Findon SA 5023

Estimated Value:

\$345,000

Estimated Value Confidence:



Estimated Price Range:

\$307,000 - \$382,000

Property Attributes:



Year Built

2015



Land Area

15m²



Property Type

Unit



Land Use

First Floor Home Unit



Development Zoning

Residential

Sales History

| Sale Date | Sale Price | Sale Type |
|-------------|------------|--|
| 04 Dec 2018 | \$250,000 | Consideration Represents Whole Interest For Property |
| 14 Apr 2016 | - | No Monetary Consideration |

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.

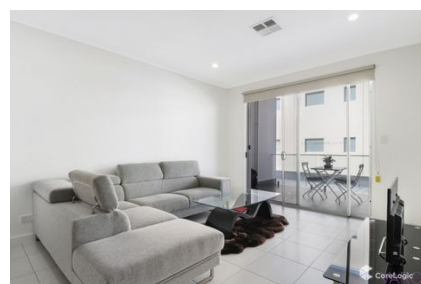
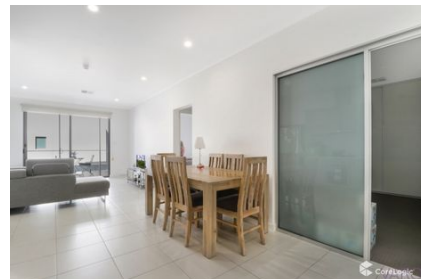
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Location Highlights



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Recently Sold Properties



2 1 1 20m²

41/6-24 Winona Street Findon
SA 5023

Sold Price: \$330,000

Sold Date: 25 March 2022

Distance from Subject: 0.2km

Features: Conventional, Good, Commercial, 3
Main Rooms, Private, 3H CP



2 1 1 81m²

31/6-24 Winona Street Findon
SA 5023

Sold Price: **\$395,000**

Sold Date: 28 May 2022

Distance from Subject: 0.2km

Features: Convenl, Air-Conditioning, Good,
Commercial, Dishwasher, 3 Main Rooms,
Dishwasher, 3H CP, 2 Total Floors In Building



2 1 1 20m²

27/6-24 Winona Street Findon
SA 5023

Sold Price: \$310,000

Sold Date: 27 April 2022

Distance from Subject: 0.2km

Features: Conventional, Good, Commercial, 3
Main Rooms, Private, 3H CP

***Agent Advised**

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2 1 1 20m²

20/6-24 Winona Street Findon SA 5023

Sold Price: \$300,000

Sold Date: 21 June 2022

Distance from Subject: 0.2km

Features: Conventional, Good, Commercial, 3 Main Rooms, Private, 3H CP



2 1 1 166m²

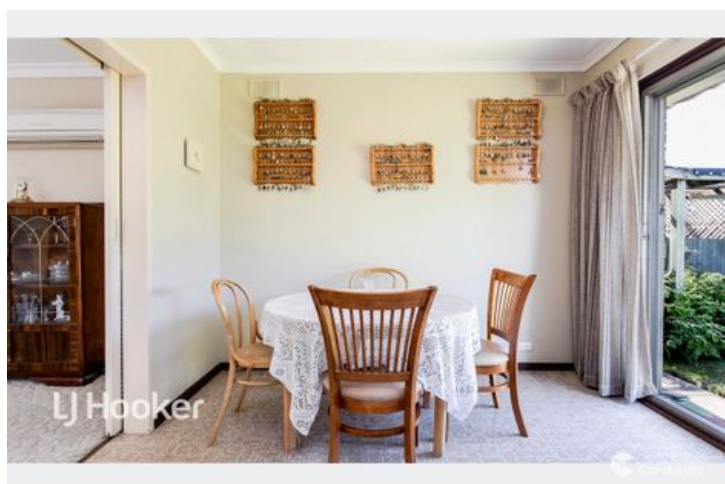
3/7 Angley Avenue Findon SA 5023

Sold Price: \$335,000

Sold Date: 10 November 2021

Distance from Subject: 0.4km

Features: High Quality Conventional, Fair, Residential, 1 Lounge Rooms, 4 Main Rooms, Courtyard, Private, 3H/UNIT CP SHED, 1 Total



2 1 1 330m²

4/257 Findon Road Flinders Park SA 5025

Sold Price: \$390,000

Sold Date: 28 October 2021

Distance from Subject: 0.5km

Features: SAHT Conventional, Fair, 4 Main Rooms, Private, 4HUNITG, 1 Total Floors In Building

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Findon Insights: A Snapshot



Houses

Median Price

\$715,896

| | Past Sales | Capital Growth |
|------|------------|----------------|
| 2022 | 127 | ↑ 26.60% |
| 2021 | 69 | ↑ 4.09% |
| 2020 | 79 | ↑ 6.46% |
| 2019 | 92 | ↑ 3.14% |
| 2018 | 74 | ↓ 1.69% |

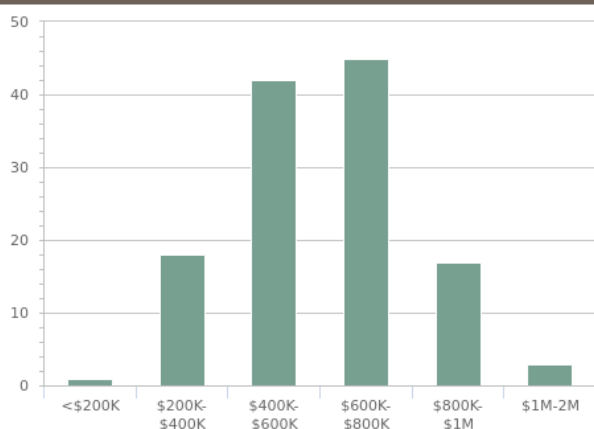
Units

Median Price

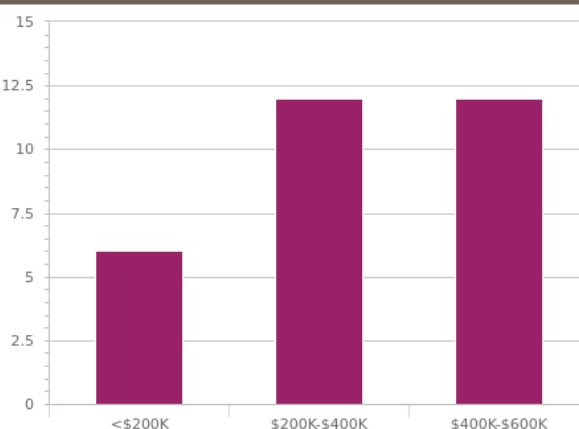
\$388,029

| | Past Sales | Capital Growth |
|------|------------|----------------|
| 2022 | 30 | ↑ 11.96% |
| 2021 | 27 | ↑ 15.18% |
| 2020 | 47 | ↓ 3.06% |
| 2019 | 69 | ↑ 4.83% |
| 2018 | 41 | ↓ 9.53% |

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**