

IntelliVal Automated Valuation Estimate

Prepared on 01 July 2022



29 Prow Drive Seaford Meadows SA 5169

Estimated Value:

\$535,000

Estimated Value Confidence:



Estimated Price Range:

\$480,000 - \$587,000

Property Attributes:



Year Built

2016



Land Area

300m²



Property Type

House



Land Use

Vacant Land-Urban



Development Zoning

Residential

Sales History

Sale Date	Sale Price	Sale Type
25 Sep 2014	\$300,000	Consideration Represents Whole Interest For Property
14 Feb 2014	\$144,000	Consideration Represents Whole Interest For Property

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	1	2	106m ²	225m ²

15 Prow Drive Seaford Meadows SA 5169

Sold Price: \$475,000

Sold Date: 10 June 2022

Distance from Subject: 0.1km

Features: Conventional, Good, Commercial, Private, HG, 1 Total Floors In Building



4	2	2	145m ²	430m ²

30 Orca Court Seaford Meadows SA 5169

Sold Price: \$517,500

Sold Date: 28 July 2021

Distance from Subject: 0.1km

Features: Conventional, Good, Residential, Dishwasher, Stainless Steel Appliances, Carpet Floor, Bath, Dishwasher, Private, HDG, 1 Total



4	2	2	156m ²	389m ²

12 League Street Seaford Meadows SA 5169

Sold Price: \$480,000

Sold Date: 03 December 2021

Distance from Subject: 0.1km

Features: Conventional, Good, Residential, 6 Main Rooms, Private, 6HCP V, 1 Total Floors In Building

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3 1 1 113m² 270m²

24 Orca Court Seaford Meadows SA 5169

Sold Price: \$485,500

Sold Date: 08 June 2022

Distance from Subject: 0.1km

Features: Conventional, Average, Residential, 4 Main Rooms, Private, HG, 1 Toilets, 1 Total Floors In Building



4 2 2 179m² 418m²

5 Rothwell Avenue Seaford Meadows SA 5169

Sold Price: \$605,000

Sold Date: 25 November 2021

Distance from Subject: 0.2km

Features: Conventional, Good, Residential, Private, HDG V, 1 Total Floors In Building



3 1 1 92m² 218m²

2 Matelot Street Seaford Meadows SA 5169

Sold Price: \$471,000

Sold Date: 06 June 2022

Distance from Subject: 0.2km

Features: Conventional, Average, Residential, 5 Main Rooms, Private, 5HCP, 1 Toilets, 1 Total Floors In Building

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Seaford Meadows Insights: A Snapshot



Houses

Median Price

\$577,335

	Past Sales	Capital Growth
2022	124	↑ 24.78%
2021	79	↑ 18.91%
2020	81	↓ 3.11%
2019	89	↑ 2.95%
2018	90	↑ 0.39%

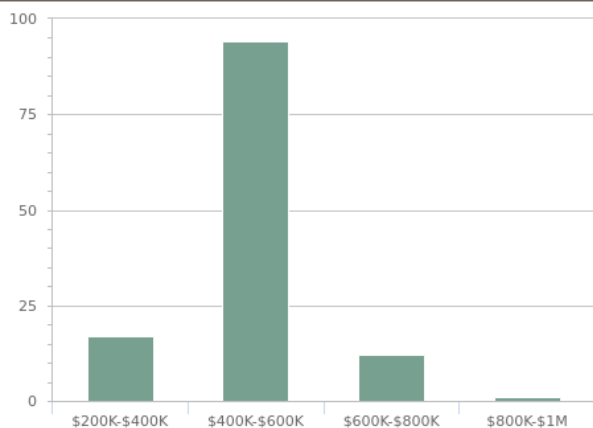
Units

Median Price

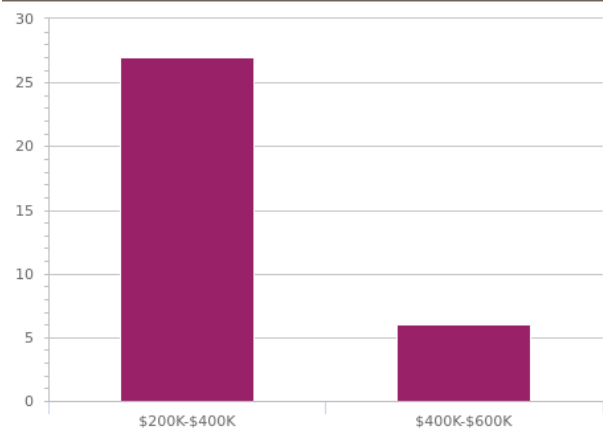
\$394,689

	Past Sales	Capital Growth
2022	33	↑ 18.81%
2021	13	↑ 3.75%
2020	19	↓ 8.14%
2019	24	↓ 5.09%
2018	14	↑ 30.93%

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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