IntelliVal Automated Valuation Estimate

Prepared on 01 July 2022

CoreLogic®

5 Mab Circuit Tonsley SA 5042

Estimated Value:

$385,000

Estimated Value Confidence:

Low   High

Estimated Price Range:

$312,000 - $459,000

Property Attributes:

2	1	1	86m^2

Year Built	Land Area	Property Type	Land Use	Development Zoning
2019	1.19Ha	Unit	Mining and Quarrying N.E.C.	-

Sales History

Sale Date	Sale Price	Sale Type
29 Jun 2015	$3,125,892	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

2   **1**   **1**   **136m²**

4/12 Kelsey Avenue Mitchell Park SA 5043

Sold Price: $395,000

Sold Date: 30 May 2022

Distance from Subject: 0.7km

Features: Conventional, Fair, Residential, 1 Dining Rooms, Internal Laundry, 1 Lounge Rooms, 4 Main Rooms, Floorboards, Courtyard,

2   **1**   **2**   **186m²**

2/29 Edison Road Bedford Park SA 5042

Sold Price: $350,000

Sold Date: 19 November 2021

Distance from Subject: 0.7km

Features: Conventional, Average, Residential, 4 Main Rooms, Carpet Floor, Private, 4H/UNIT CP, 1 Toilets

2   **1**   **1**   **155m²**

5/42 Shepherds Hill Road Bedford Park SA 5042

Sold Price: $375,000

Sold Date: 16 March 2022

Distance from Subject: 0.8km

Features: Conventional, Fair, Residential, 1 Dining Rooms, 1 Lounge Rooms, 1 Lounge/Dining Rooms Combined, 5 Main

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5 Mab Circuit Tonsley SA 5042
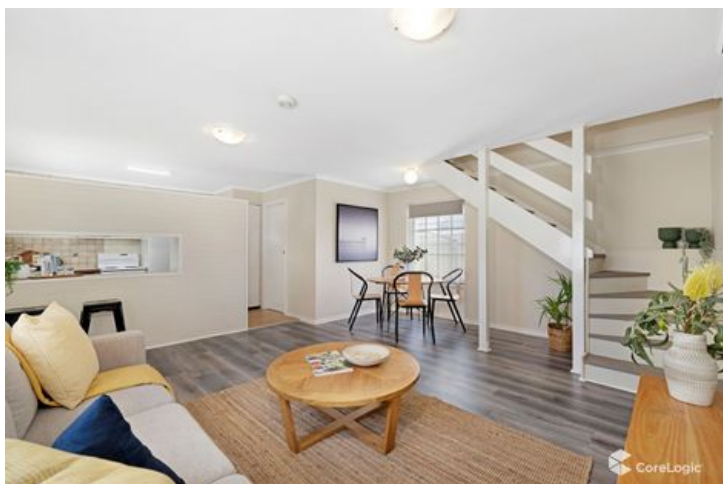
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🛏 2   🛁 1   🚗 1   130m²

3/162 Bradley Grove Mitchell Park SA 5043

Sold Price: $367,500

Sold Date: 25 February 2022

Distance from Subject: 1.2km

Features: Conventional, Good, Residential, 4 Main Rooms, 1 Other Rooms, Private, 4 H/UNIT CP, 1 Toilets, Shed

🛏 2   🛁 1   🚗 1   78m²

6/5 Ranford Crescent Mitchell Park SA 5043

Sold Price: $365,900

Sold Date: 17 March 2022

Distance from Subject: 1.3km

Features: Contemporary, Fair, Residential, 1 Lounge/Dining Rooms Combined, 4 Main Rooms, Private, 4H/UNIT CP, 1 Toilets

🛏 2   🛁 1   🚗 1   151m²

1/7 York Avenue Clovelly Park SA 5042

Sold Price: **$360,000**

Sold Date: 29 June 2022

Distance from Subject: 1.3km

Features: Convenl, Good, Residential, 5 Main Rooms, 5H/Unit G

*Agent Advised

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Tonsley Insights: A Snapshot

Houses		

Median Price

$595,897

	Past Sales	Capital Growth
2022	22	↑ 19.36%
2021	17	↑ 13.94%
2020	14	↓ 5.07%
2019	4	↓ 3.70%
2018	0	↑ 11.68%

Units		

Median Price

$385,552

	Past Sales	Capital Growth
2022	5	↑ 14.89%
2021	30	↓ 11.42%
2020	14	↑ 2.82%
2019	0	- -
2018	9	- -

House Sales by Price (Past 12 Months)
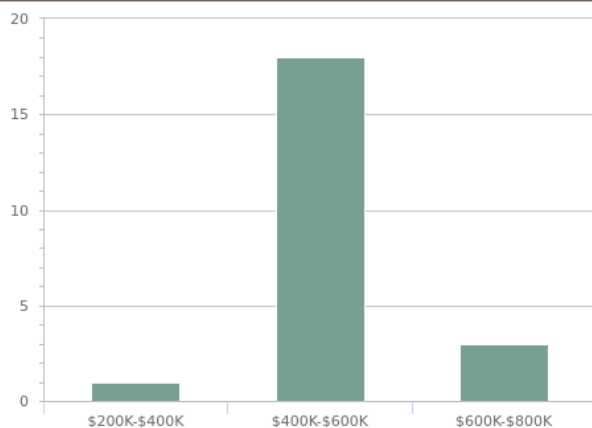
Unit Sales by Price (Past 12 Months)
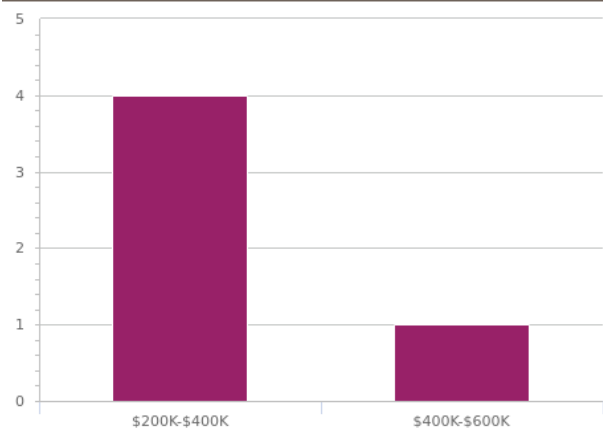
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How to read Estimated Value

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.

Low   Medium   High

For more information on estimated values: https://www.corelogic.com.au/estimated-value-faqs

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