

# IntelliVal Automated Valuation Estimate

Prepared on 01 July 2022



29 Prow Drive Seaford Meadows SA 5169

Estimated Value:

**\$535,000**

Estimated Value Confidence:



Low

High

Estimated Price Range:

**\$480,000 - \$587,000**

Property Attributes:



3



2



-



145m<sup>2</sup>



Year Built

2016



Land Area

300m<sup>2</sup>



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<sup>2</sup> 225m<sup>2</sup>

### 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<sup>2</sup> 430m<sup>2</sup>

### 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<sup>2</sup> 389m<sup>2</sup>

### 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 113m<sup>2</sup> 270m<sup>2</sup>

## 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 179m<sup>2</sup> 418m<sup>2</sup>

## 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 92m<sup>2</sup> 218m<sup>2</sup>

## 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%        |

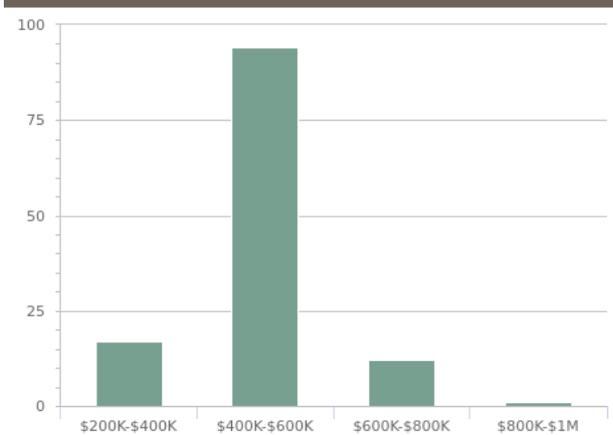
### Units

Median Price

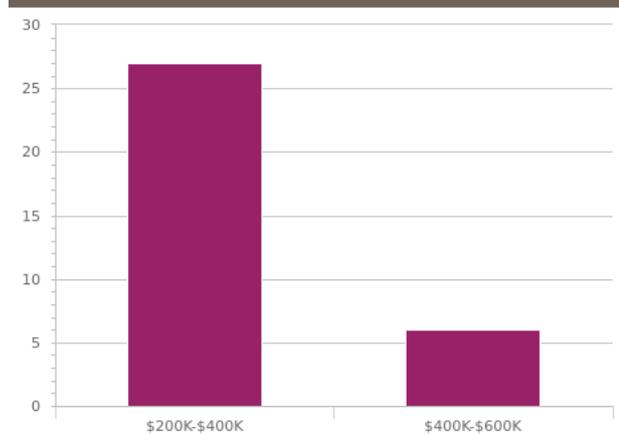
**\$394,689**

|      | 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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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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