

IntelliVal Automated Valuation Estimate

Prepared on 01 July 2022



5A Armstrong Street Mount Barker SA 5251

Estimated Value:

\$460,000

Estimated Value Confidence:



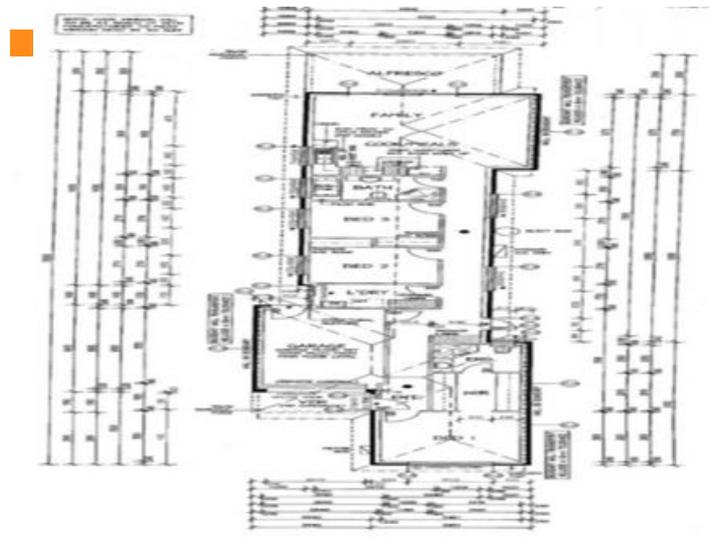
Low

High

Estimated Price Range:

\$402,000 - \$522,000

Property Attributes:



Year Built

2018



Land Area

286m²



Property Type

House



Land Use

House



Development Zoning

Residential

Sales History

Sale Date	Sale Price	Sale Type
18 May 2020	\$664,000	More Than One Title

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.

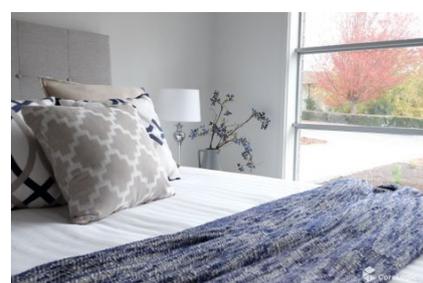
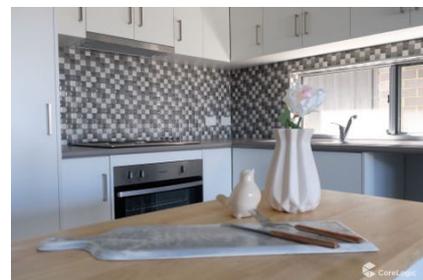
For further information about confidence levels, please refer to the end of this document.

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Location Highlights



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Recently Sold Properties



3 2 1 119m² 259m²

11 Whittaker Terrace Mount Barker SA 5251

Sold Price: \$440,000

Sold Date: 10 November 2021

Distance from Subject: 1.7km

Features: Conventional, Good, 5 Main Rooms, Private, 5HG, 1 Total Floors In Building



3 2 1 134m² 321m²

1/21 Weld Crescent Mount Barker SA 5251

Sold Price: \$501,000

Sold Date: 05 April 2022

Distance from Subject: 1.8km

Features: Conventional, Good, Residential, Dishwasher, Stainless Steel Appliances, 5 Main Rooms, Dishwasher, Private, 5HG, 1 Total Floors



3 2 1 - 300m²

1/89 Bluestone Drive Mount Barker SA 5251

Sold Price: \$431,000

Sold Date: 22 April 2022

Distance from Subject: 1.9km

Features: Private, L

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3 2 1 108m² 300m²

1/89 Bluestone Drive Mount Barker SA 5251

Sold Price: **\$431,000**

Sold Date: 06 April 2022

Distance from Subject: 1.9km

Features: Courtyard, Dishwasher



3 1 1 102m² 400m²

1A Sandford Avenue Mount Barker SA 5251

Sold Price: \$397,500

Sold Date: 04 February 2022

Distance from Subject: 0.7km

Features: Settlers Cottage, Excellent, Residential, 5 Main Rooms, Timber Floor, Private, 5HCP, 1 Toilets, 1 Total Floors In Building



3 1 - 87m² 389m²

6 Paterson Lane Mount Barker SA 5251

Sold Price: \$415,000

Sold Date: 17 December 2021

Distance from Subject: 1.1km

Features: Conventional, Good, Residential, 1 Dining Rooms, 1 Lounge Rooms, 5 Main Rooms, Bath, Private, 5H CP V, 1 Toilets, Shed

***Agent Advised**

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Mount Barker Insights: A Snapshot



Houses

Median Price

\$558,327

	Past Sales	Capital Growth
2022	504	↑ 23.15%
2021	347	↑ 13.84%
2020	320	↑ 1.10%
2019	287	↑ 0.33%
2018	241	↓ 6.33%

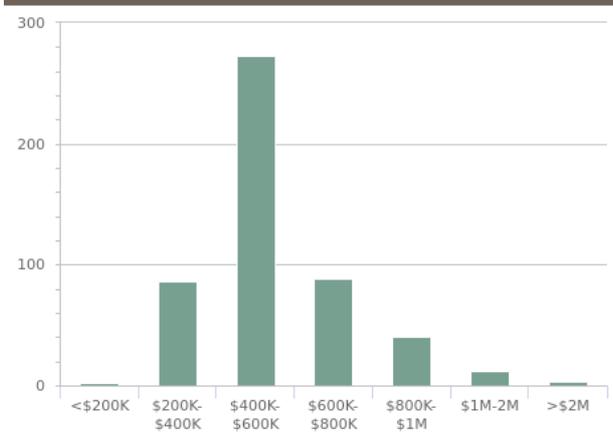
Units

Median Price

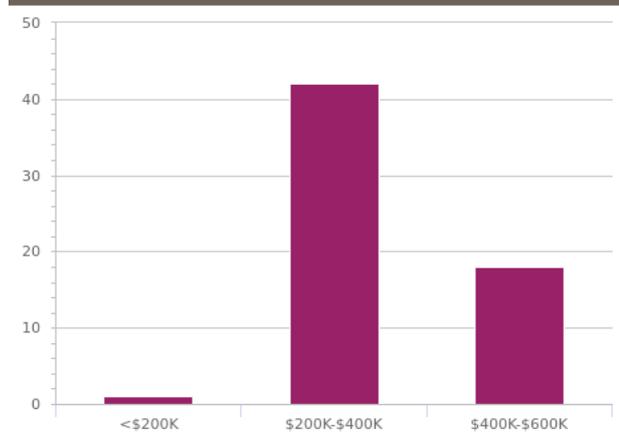
\$344,459

	Past Sales	Capital Growth
2022	61	↑ 26.52%
2021	58	↓ 4.79%
2020	59	↑ 3.62%
2019	30	↑ 8.50%
2018	35	↓ 8.37%

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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