

# IntelliVal Automated Valuation Estimate

Prepared on 22 November 2022



5B Armstrong Street Mount Barker SA 5251

Estimated Value:

\$500,000

Estimated Value Confidence:



Low

High

Estimated Price Range:

\$442,000 - \$562,000

Property Attributes:



3



2



1



120m<sup>2</sup>



Year Built

2018



Land Area

287m<sup>2</sup>



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 14 November 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



[rosdalehomes.com.au](http://rosdalehomes.com.au)



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## Recently Sold Properties



3 2 2 - 333m<sup>2</sup>

### 21 Jubilee Crescent Mount Barker SA 5251

Sold Price: \$475,000

Sold Date: 27 September 2022

Distance from Subject: 1.2km

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



3 2 1 92m<sup>2</sup> 238m<sup>2</sup>

### 56 Whittaker Terrace Mount Barker SA 5251

Sold Price: \$525,000

Sold Date: 14 October 2022

Distance from Subject: 1.7km

Features: Conventional, Good, 4 Main Rooms, 2.7m ceilings, LED downlights, Private, 4HG, 2 Toilets, 1 Total Floors In Building



3 2 1 134m<sup>2</sup> 321m<sup>2</sup>

### 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

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3 2 1 - 300m<sup>2</sup>

## 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



3 1 - - 371m<sup>2</sup>

## 72 Hutchinson Street Mount Barker SA 5251

Sold Price: **\$462,000**

Sold Date: 17 November 2022

Distance from Subject: 1km

Features: Symmetrical Cottage, Good, Country Township, 1 Lounge Rooms, 4 Main Rooms, 4H IR/SHED CP



3 1 3 116m<sup>2</sup> 400m<sup>2</sup>

## 33 Gollan Circuit Mount Barker SA 5251

Sold Price: \$433,000

Sold Date: 18 February 2022

Distance from Subject: 1.2km

Features: High Quality Conventional, Good, Residential, 5 Main Rooms, Private, 5H CP, 1 Total Floors In Building

**\*Agent Advised**

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## Mount Barker Insights: A Snapshot



### Houses

Median Price

**\$604,115**

	Past Sales	Capital Growth
2022	442	↑ 21.24%
2021	447	↑ 17.20%
2020	315	↑ 6.50%
2019	285	↑ 0.68%
2018	276	↓ 4.13%

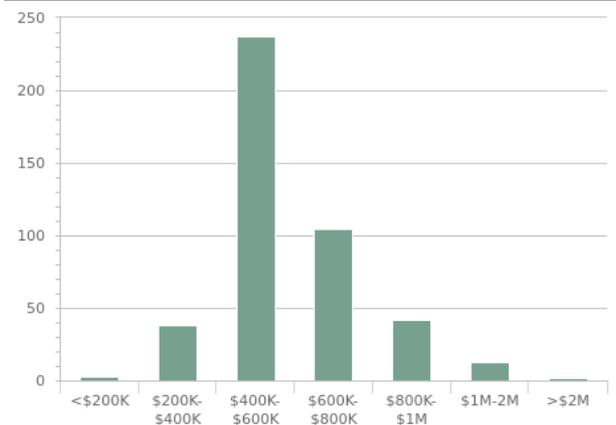
### Units

Median Price

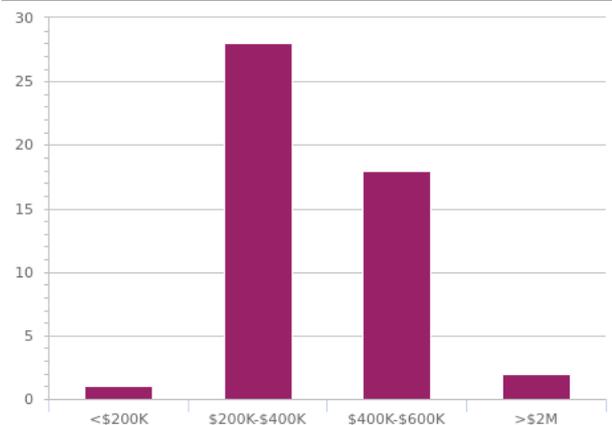
**\$382,699**

	Past Sales	Capital Growth
2022	49	↑ 26.88%
2021	60	↑ 4.97%
2020	63	↑ 3.01%
2019	43	↑ 4.54%
2018	35	↓ 1.29%

### 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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