

IntelliVal Automated Valuation Estimate

Prepared on 15 July 2019



10 Dalaston Street Modbury SA 5092

Estimated Value:

\$375,000

Estimated Value Confidence:



Low

High

Estimated Price Range:

\$334,000 - \$416,000

Property Attributes:



3



1



1



111m²



Year Built

1976



Land Area

615m²



Property Type

House



Land Use

House



Development Zoning

Residential (central)

Sales History

Sale Date	Sale Price	Sale Type
29 Mar 2004	\$200,000	Consideration Represents Whole Interest For Property

Estimated Value as at 08 July 2019. 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.

CoreLogic IntelliVal Automated Valuation Estimate

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Location Highlights



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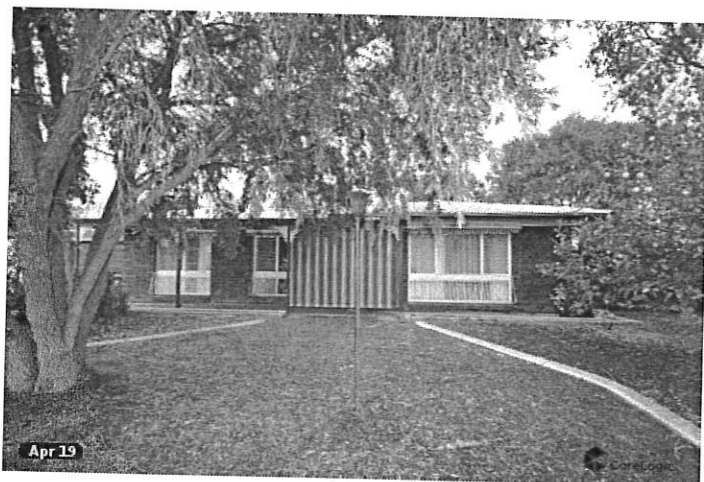
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Recently Sold Properties



3 1 2 113m² 702m²

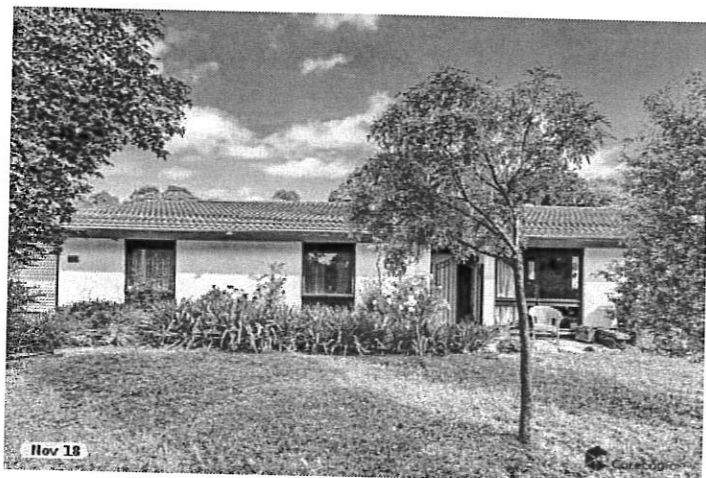
3 Gorman Street Modbury SA 5092

Sold Price: \$430,000

Sold Date: 08 February 2019

Distance from Subject: 0.1km

Features: Conventional, Good, 8 Main Rooms, Company, 5H DIG RV, 2 Toilets



3 1 2 - 750m²

10 Victoria Drive Modbury SA 5092

Sold Price: \$375,000

Sold Date: 25 February 2019

Distance from Subject: 1.1km

Features: Built-In Wardrobes, Close to Schools, Close to Shops, Close to Transport, Garden, 1 Toilets



3 1 2 102m² 633m²

7 Benton Court Modbury SA 5092

Sold Price: \$378,000

Sold Date: 26 March 2019

Distance from Subject: 1.4km

Features: Conventional, Average, 5 Main Rooms, Private, 5H IG CP

*Agent Advised

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3 1 4 - 557m²

14 Dundee Road Modbury SA 5092

Sold Price: \$375,000

Sold Date: 21 February 2019

Distance from Subject: 1.4km

Features: Conventional, Average, Dishwasher, 6 Main Rooms, Built-In Wardrobes, Close to Schools, Close to Shops, Close to Transport,



3 1 1 123m² 778m²

21 Fleming Avenue Ridgehaven SA 5097

Sold Price: \$350,000

Sold Date: 17 May 2019

Distance from Subject: 0.3km

Features: Convenl, Good, 1 Family / Rumpus Rooms, Stainless Steel Appliances, 1 Lounge Rooms, 6 Main Rooms, Timber Floor, 6H I/G.

3 1 1 123m² 442m²

21 Fleming Avenue Ridgehaven SA 5097

Sold Price: \$350,000

Sold Date: 16 May 2019

Distance from Subject: 0.3km

Features: Conventional, Good, 6 Main Rooms, Private, 6H



No photo available

*Agent Advised

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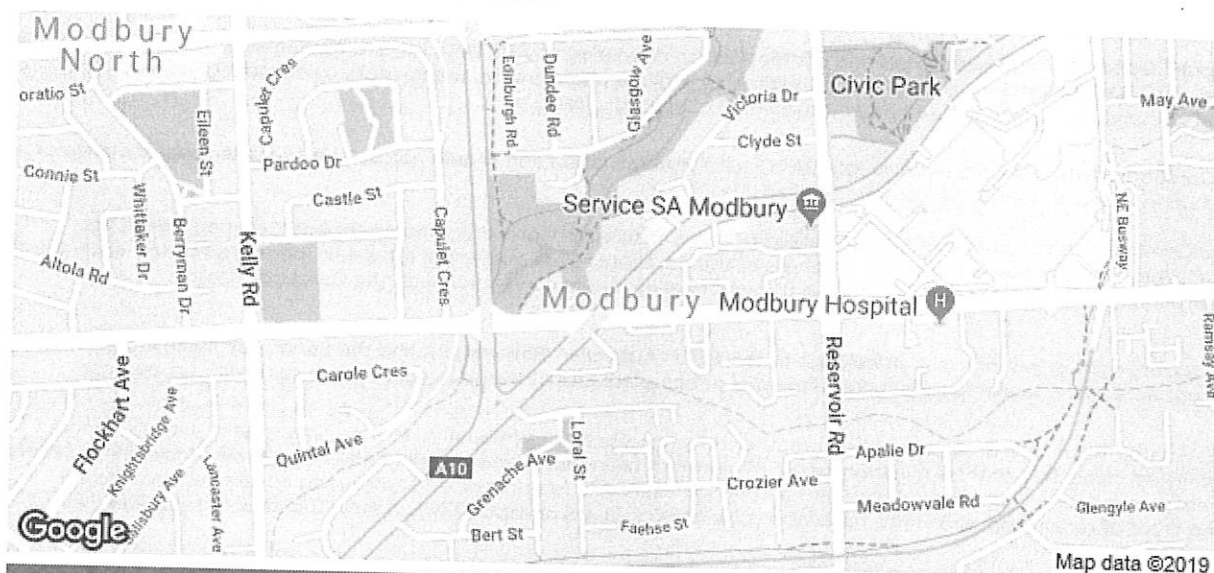
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Modbury Insights: A Snapshot



Houses

Median Price

\$377,477

	Past Sales	Capital Growth
2019	91	↑ 2.01%
2018	78	↑ 5.47%
2017	64	↑ 1.59%
2016	58	↑ 4.47%
2015	61	↑ 2.76%

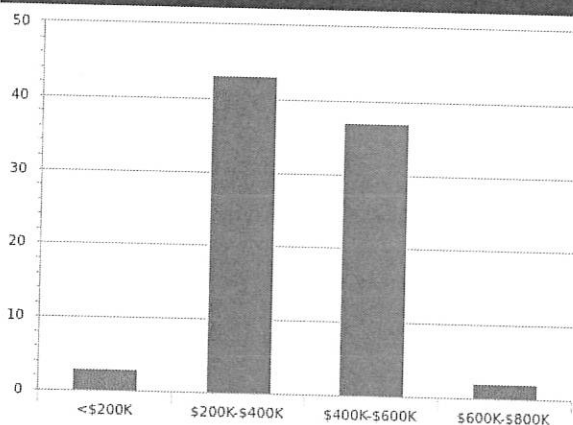
Units

Median Price

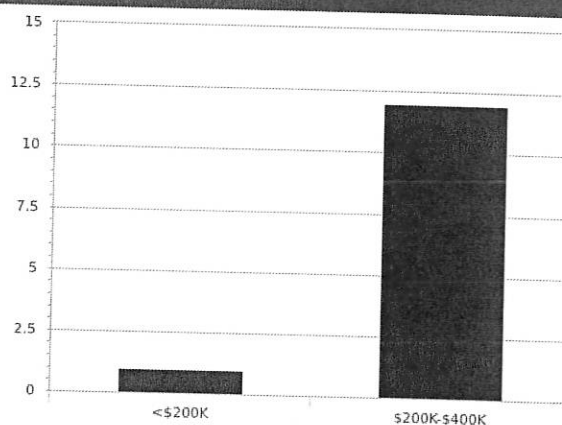
\$264,341

	Past Sales	Capital Growth
2019	14	↓ 0.95%
2018	13	↑ 6.47%
2017	18	↑ 1.21%
2016	15	↓ 3.00%
2015	25	↑ 2.69%

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. An Estimated Value with a 'High' confidence is considered more reliable than an Estimated Value with a 'Medium' 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 colour 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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