

IntelliVal Automated Valuation Estimate

Prepared on 19 November 2020



20/41-43 Beeston Street Teneriffe QLD 4005

Estimated Value:

\$470,000

Estimated Value Confidence:



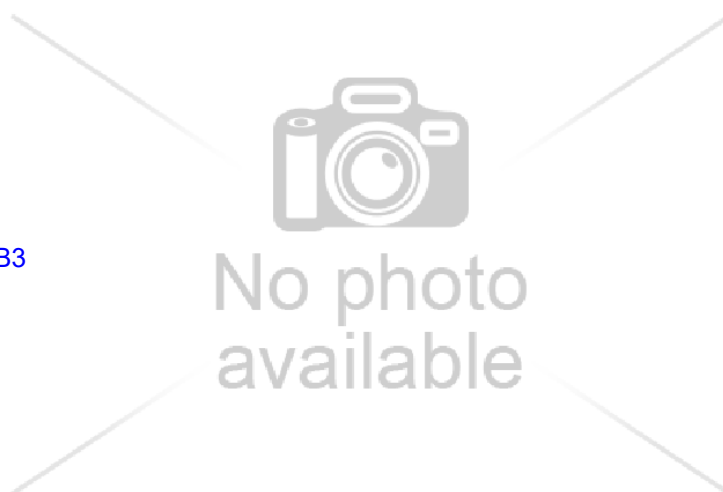
Estimated Price Range: **Use \$530,000 B3**
See client email

\$380,000 - \$558,000

Property Attributes:



- - - -



Year Built

-



Land Area

74m²



Property Type

Unit



Land Use

Building Units (Primary
Use Only)



Development Zoning

Not zoned

Sales History

Sale Date	Sale Price	Sale Type
23 Nov 2011	\$540,000	Normal Sale

Estimated Value as at 16 November 2020. 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.

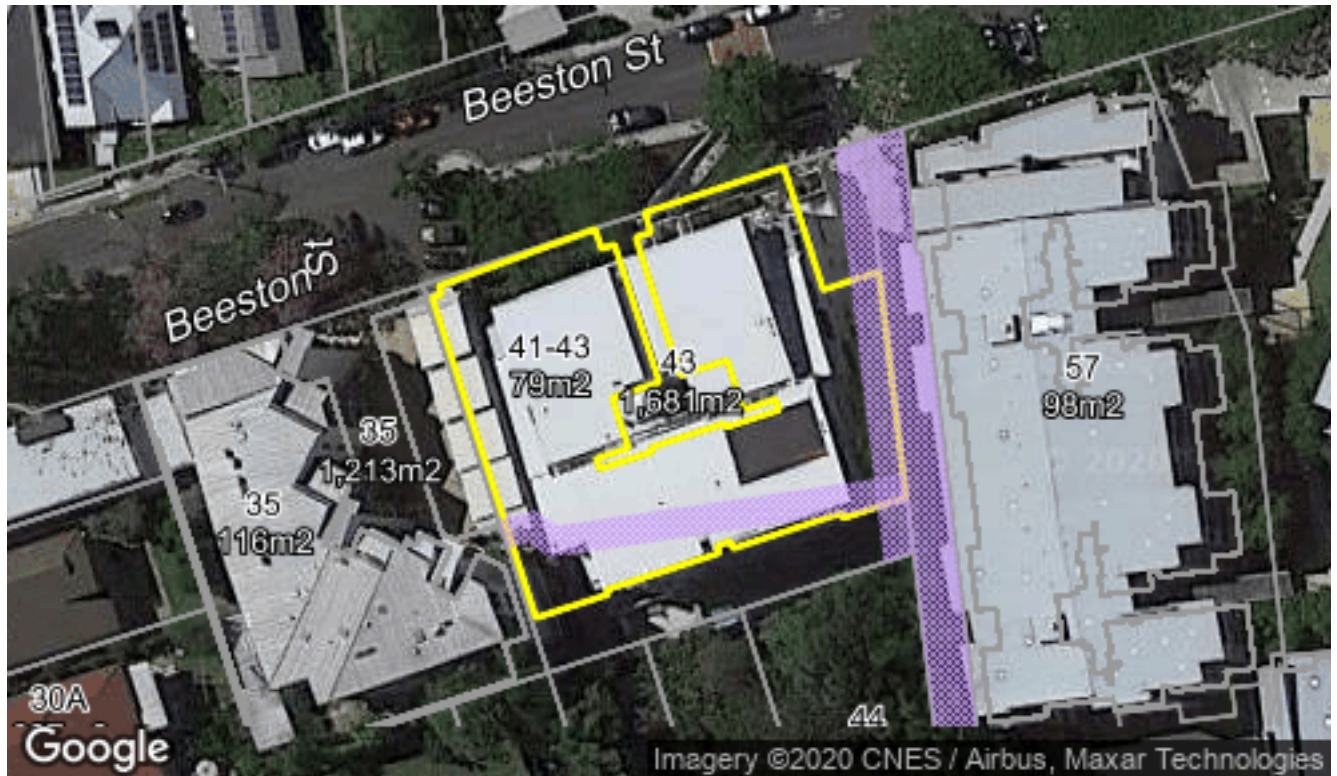
For further information about confidence levels, please refer to the end of this document.

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Location Highlights



CoreLogic IntelliVal Automated Valuation Estimate

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Recently Sold Properties



No photo
available



-

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71m²

207/34 Helen Street Teneriffe
QLD 4005

Sold Price: \$405,000

Sold Date: 04 September 2020

Distance from Subject: 0.8km

Features: Mu1 Mixed Use (Inner City)



No photo
available



-

-

-

85m²

506/34 Helen Street Teneriffe
QLD 4005

Sold Price: \$500,000

Sold Date: 14 August 2020

Distance from Subject: 0.8km

Features: Mu1 Mixed Use (Inner City)



No photo
available



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-

-

68m²

806/34 Helen Street Teneriffe
QLD 4005

Sold Price: \$465,000

Sold Date: 07 July 2020

Distance from Subject: 0.8km

Features: Mu1 Mixed Use (Inner City)

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No photo
available



LOT 205/109 Commercial Road
Teneriffe QLD 4005

Sold Price: \$425,000

Sold Date: 20 February 2020

Distance from Subject: 0.6km

Features: -



No photo
available



LOT 208/20 Wyandra Street
Newstead QLD 4006

Sold Price: \$489,000

Sold Date: 29 May 2020

Distance from Subject: 0.8km

Features: -



No photo
available



1306/17 Longland Street
Newstead QLD 4006

Sold Price: \$450,000

Sold Date: 14 July 2020

Distance from Subject: 0.9km

Features: -

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Teneriffe Insights: A Snapshot



Houses

Median Price

\$1,720,323

	Past Sales	Capital Growth
2020	25	↑ 4.42%
2019	21	↑ 29.86%
2018	36	↓ 32.21%
2017	19	↑ 18.77%
2016	17	↓ 2.86%

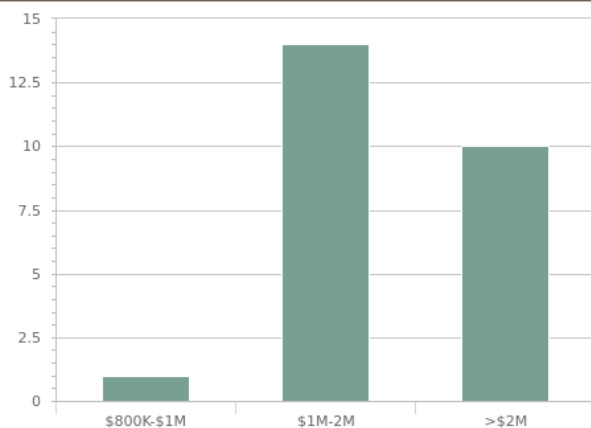
Units

Median Price

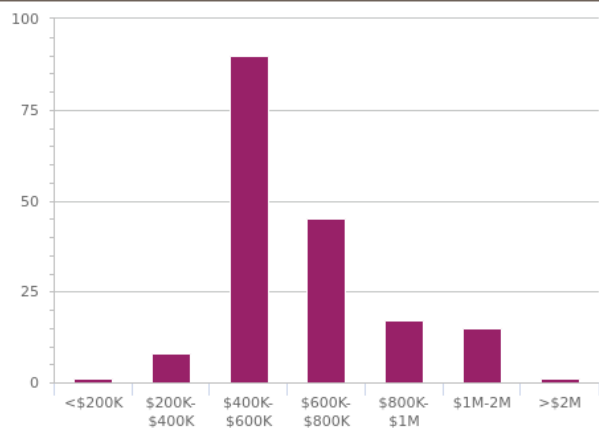
\$601,861

	Past Sales	Capital Growth
2020	178	↑ 2.25%
2019	165	↑ 0.37%
2018	145	↑ 1.25%
2017	188	↓ 5.66%
2016	200	↓ 0.29%

House Sales by Price (Past 12 Months)



Unit Sales by Price (Past 12 Months)



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An Estimated Value is generated (i) by a computer driven mathematical model in reliance on available data; (ii) without the physical inspection of the subject property; (iii) without taking into account any market conditions (including building, planning, or economic), and/or (iv) without identifying observable features or risks (including adverse environmental issues, state of repair, improvements, renovations, aesthetics, views or aspect) which may, together or separately, affect the value.

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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. 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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Within Australia: **1300 734 318**
Email Us: **customercare@corelogic.com.au**