

# IntelliVal Automated Valuation Estimate

Prepared on 19 November 2020



20/41-43 Beeston Street Teneriffe QLD 4005

Estimated Value:

**\$470,000**

Estimated Value Confidence:



Low

High

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

**\$380,000 - \$558,000**

[See client email](#)

Property Attributes:



- - - -



Year Built

-



Land Area

74m<sup>2</sup>



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.

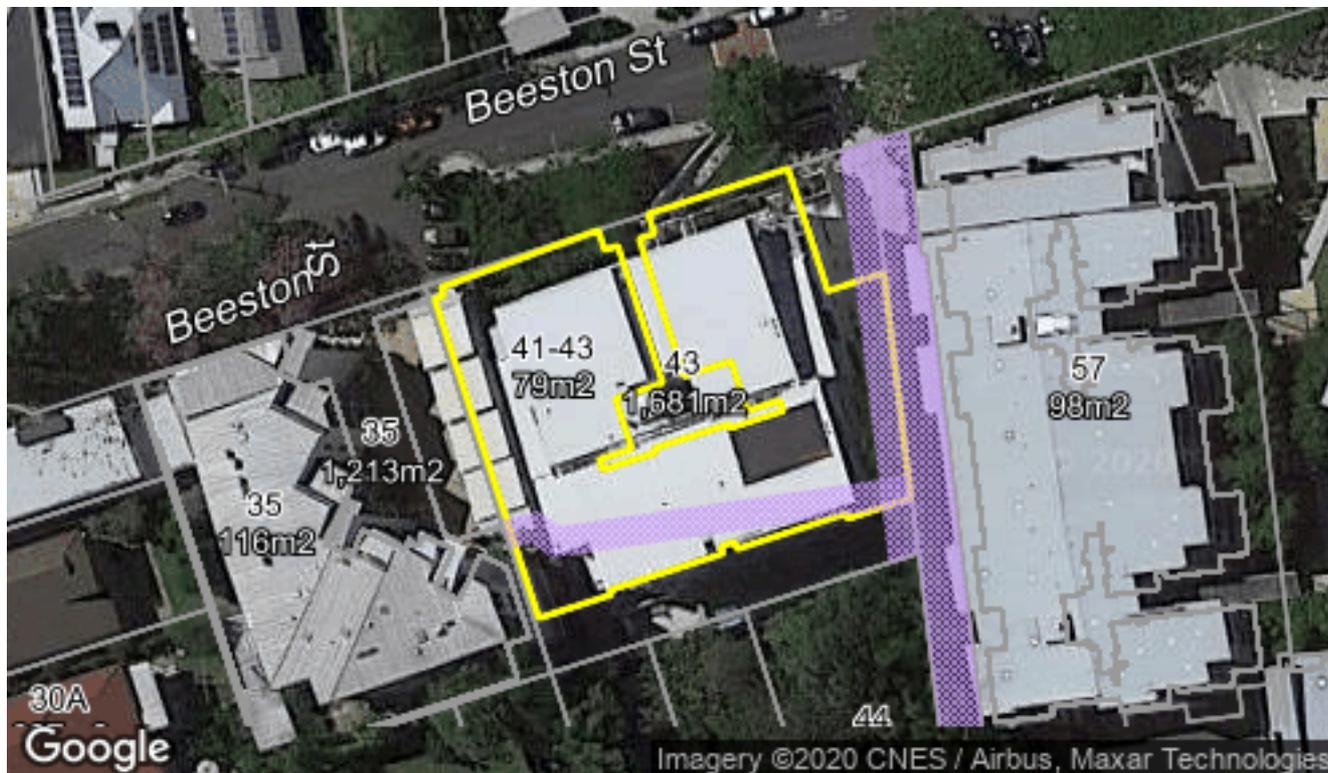
For further information about confidence levels, please refer to the end of this document.

# 20/41-43 Beeston Street Teneriffe QLD 4005



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## Location Highlights



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## Recently Sold Properties



No photo available



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



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



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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# 20/41-43 Beeston Street Teneriffe QLD 4005



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No photo available



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59m<sup>2</sup>

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



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-

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80m<sup>2</sup>

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



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-

-

78m<sup>2</sup>

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%

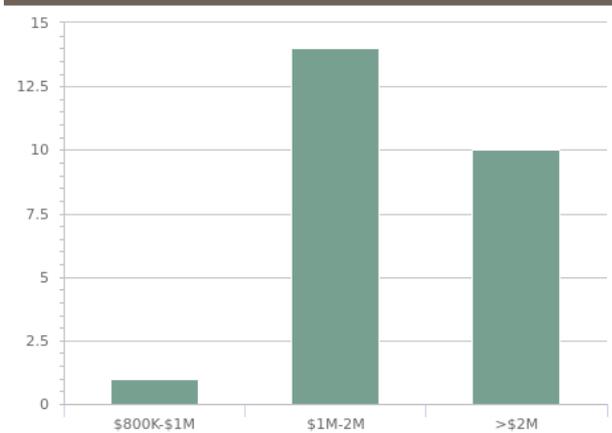
### Units

Median Price

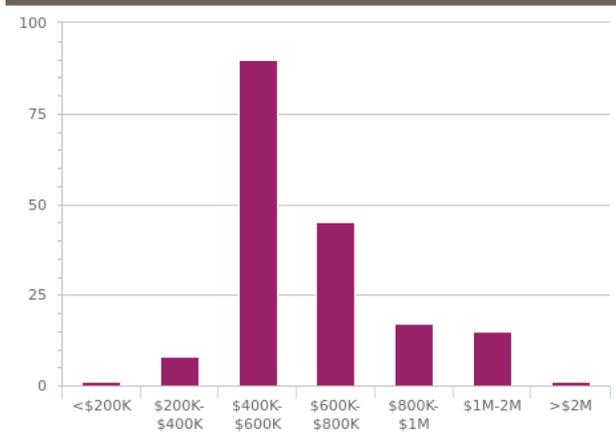
**\$601,861**

	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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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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