

# IntelliVal Automated Valuation Estimate

Prepared on 05 July 2021



20/41-43 Beeston Street Teneriffe QLD 4005

Estimated Value:

**\$560,000**

Estimated Value Confidence:



Low

High

Estimated Price Range:

**\$458,000 - \$659,000**

Property Attributes:



-

2

-

82m<sup>2</sup>



Year Built

2012



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

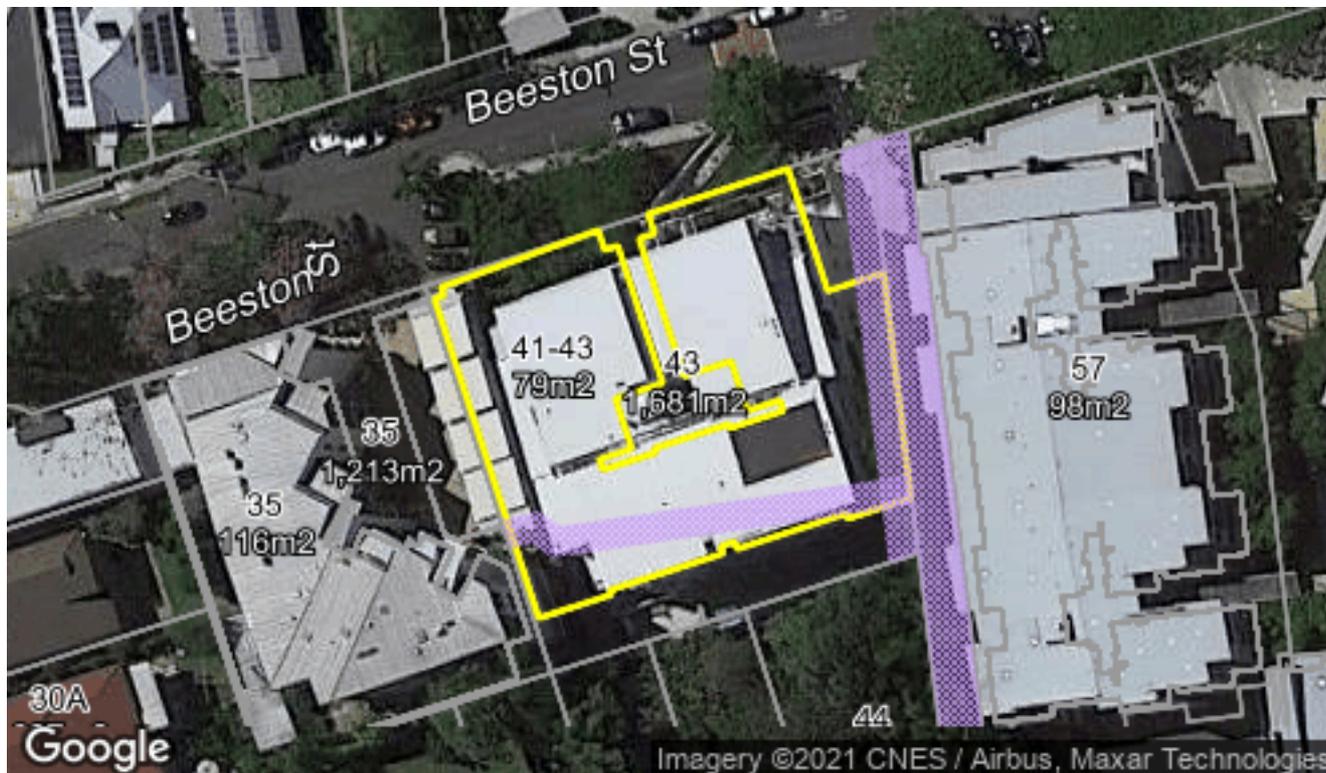
Estimated Value as at 28 June 2021. An automated valuation model estimate (Estimated Value) is a statistically derived estimate of the value of the subject property. An Estimated Value must not be relied upon as a professional valuation or an accurate representation of the market value of the subject 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



No photo available

-	2	-	138m <sup>2</sup>

9/64 Barton Road Hawthorne  
QLD 4171

Sold Price: \$622,000

Sold Date: 27 March 2021

Distance from Subject: 1.2km

Features: Lmr2 Low-Medium Density Residential (2 Or 3 Storey Mix)

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

146/71 Beeston Street Teneriffe  
QLD 4005

Sold Price: \$500,000

Sold Date: 21 December 2020

Distance from Subject: 0.1km

Features: SW, Lmr3 Low-Medium Density Residential (Up to 3 Storeys), 1 No of Study Rooms, 1 No. Floor Levels Inside Unit

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

163/71 Beeston Street Teneriffe  
QLD 4005

Sold Price: \$525,000

Sold Date: 09 February 2021

Distance from Subject: 0.1km

Features: W, Lmr3 Low-Medium Density Residential (Up to 3 Storeys), 1 No. Floor Levels Inside Unit



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1 1 1 129m<sup>2</sup>

## 33/68 Beeston Street Teneriffe QLD 4005

Sold Price: \$480,000

Sold Date: 21 October 2020

Distance from Subject: 0.1km

Features: NE, Lmr3 Low-Medium Density Residential (Up to 3 Storeys), Floorboards, 1 No of Study Rooms, 1 No. Floor Levels Inside Unit,



1 1 1 120m<sup>2</sup>

## 8/46 Chermside Street Teneriffe QLD 4005

Sold Price: \$540,000

Sold Date: 17 April 2021

Distance from Subject: 0.4km

Features: NW, Mdr Medium Density Residential, Dishwasher, 1 No. Floor Levels Inside Unit



1 1 1 60m<sup>2</sup>

## 56/36 Vernon Terrace Teneriffe QLD 4005

Sold Price: \$477,500

Sold Date: 20 February 2021

Distance from Subject: 0.5km

Features: NW, Mdr Medium Density Residential, 1 No. Floor Levels Inside Unit, 2005 Year Building Refurbished

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## Teneriffe Insights: A Snapshot



### Houses

Median Price  
**\$1,921,386**

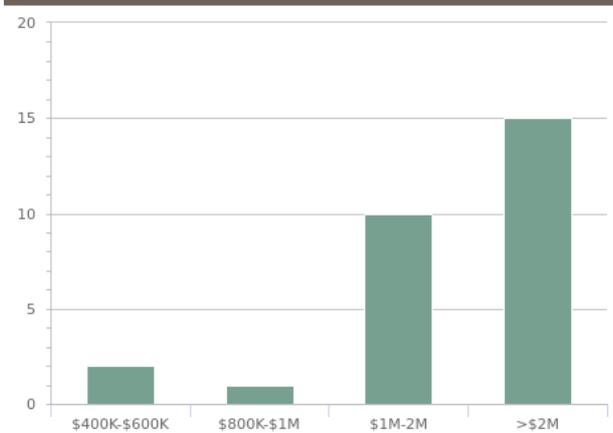
	Past Sales	Capital Growth
2021	28	↑ 19.34%
2020	25	↓ 0.37%
2019	27	↓ 3.02%
2018	27	↓ 2.76%
2017	17	↑ 19.59%

### Units

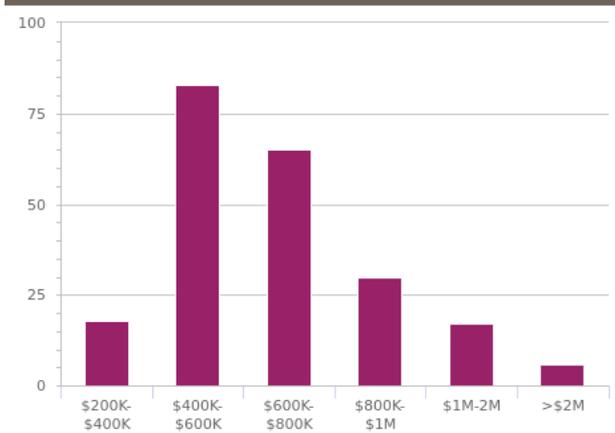
Median Price  
**\$651,939**

	Past Sales	Capital Growth
2021	219	↑ 6.47%
2020	190	↑ 5.74%
2019	144	↓ 0.43%
2018	162	↓ 1.08%
2017	196	↓ 4.62%

### 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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