

# IntelliVal Automated Valuation Estimate

Prepared on 05 July 2021



20/41-43 Beeston Street Teneriffe QLD 4005

Estimated Value:

**\$560,000**

Estimated Value Confidence:



Estimated Price Range:

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

Property Attributes:



-



2



-



82m<sup>2</sup>



No photo available



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.

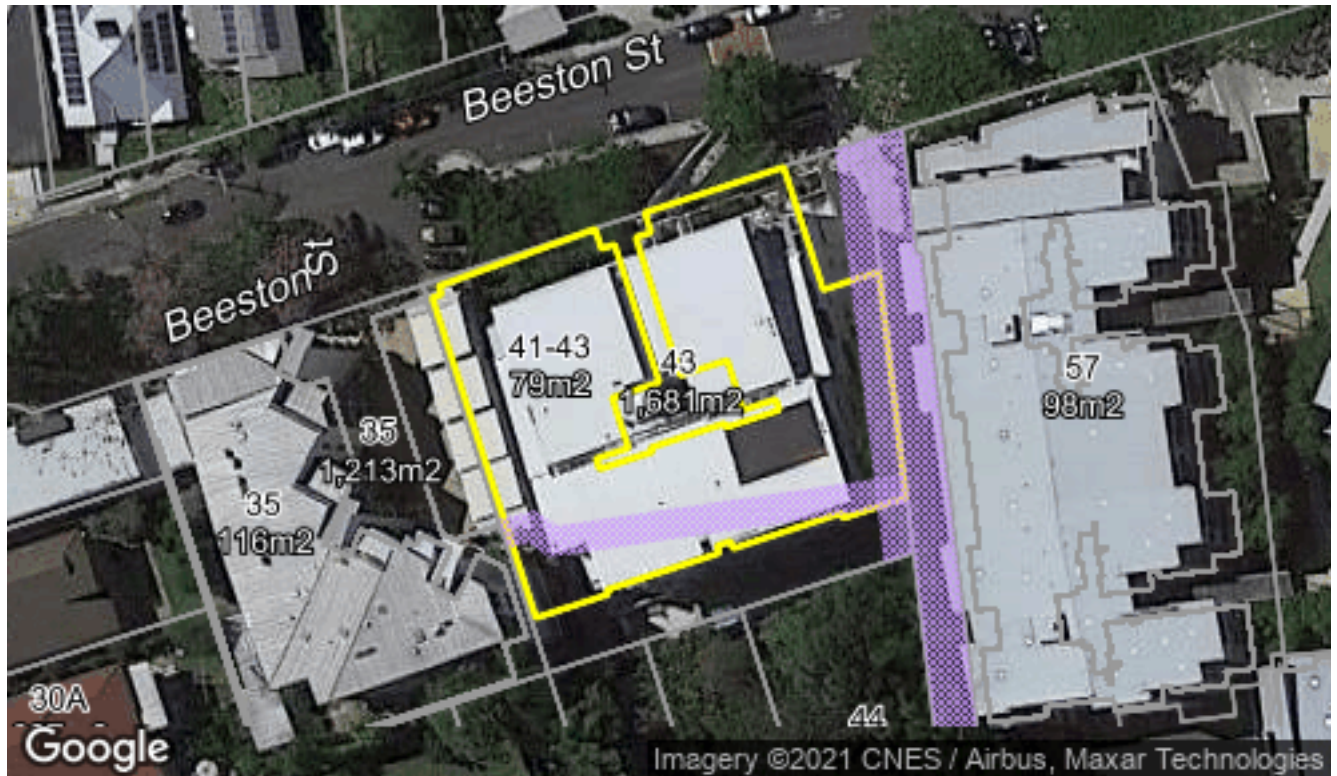
CoreLogic IntelliVal Automated Valuation Estimate

# 20/41-43 Beeston Street Teneriffe QLD 4005



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## Location Highlights



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# 20/41-43 Beeston Street Teneriffe QLD 4005



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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%

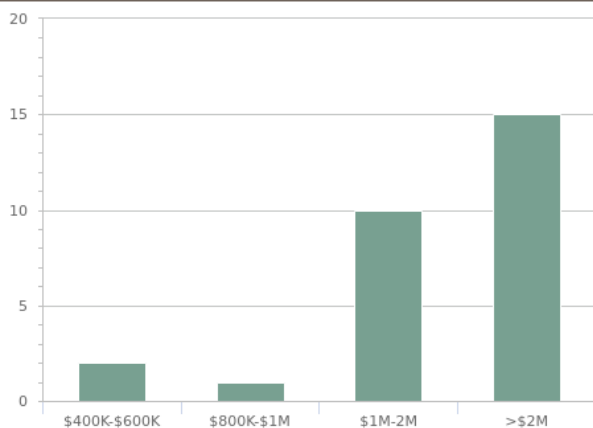
### Units

Median Price

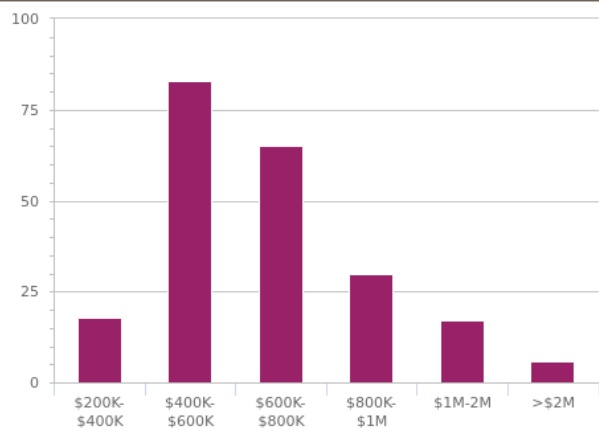
**\$651,939**

	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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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.



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