

IntelliVal Automated Valuation Estimate

Prepared on 03 February 2023

45 Unwin Road Redland Bay QLD 4165

Estimated Value:

\$880,000

Estimated Value Confidence:



Estimated Price Range:

\$799,000 - \$957,000

Property Attributes:



4



2



2



165m²



Year Built

2016



Land Area

698m²



Property Type

House



Land Use

Single Unit Dwelling



Development Zoning

Not zoned

Sales History

Sale Date	Sale Price	Sale Type
20 Nov 2014	\$495,000	Normal Sale
01 Sep 2014	\$285,000	Normal Sale

Estimated Value as at 30 January 2023. 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



4	2	5	161m ²	864m ²

7-9 Fontebasso Circuit Redland Bay QLD 4165

Sold Price: \$930,000

Sold Date: 02 October 2022

Distance from Subject: 0.3km

Features: Public Recreation and Open Space, Dishwasher



4	2	2	170m ²	660m ²

12 Kimbolton Drive Redland Bay QLD 4165

Sold Price: **\$800,000**

Sold Date: 18 January 2023

Distance from Subject: 0.6km

Features: Urban Residential, Granite Bench Tops, Built-In Wardrobes, Close to Schools, Close to Shops, Close to Transport, Garden,



4	2	2	198m ²	841m ²

18 St Clair Court Redland Bay QLD 4165

Sold Price: \$1,000,000

Sold Date: 21 November 2022

Distance from Subject: 0.8km

Features: Urban Residential, Dishwasher

***Agent Advised**

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4 2 2 164m² 700m²

8 Poynter Street Redland Bay QLD 4165

Sold Price: \$900,000

Sold Date: 05 November 2022

Distance from Subject: 0.9km

Features: Urban Residential, 1 Dining Rooms, 1 Family / Rumpus Rooms, Tenure: Freehold
Property condition: Good



4 2 2 196m² 709m²

3 Cole Street Redland Bay QLD 4165

Sold Price: \$985,000

Sold Date: 28 November 2022

Distance from Subject: 1km

Features: Urban Residential, Caesar Bench Tops, Stainless Steel Appliances, Dishwasher



4 2 2 206m² 724m²

19 Aquila Street Redland Bay QLD 4165

Sold Price: \$805,000

Sold Date: 24 October 2022

Distance from Subject: 1.1km

Features: Urban Residential, 1 Dining Rooms, Caesar Bench Tops, Stainless Steel Appliances, 1 Other Rooms, 3 Toilets, Hills View

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Redland Bay Insights: A Snapshot



Houses

Median Price

\$863,144

	Past Sales	Capital Growth
2022	376	↑ 19.18%
2021	488	↑ 24.30%
2020	398	↑ 6.16%
2019	263	↑ 0.82%
2018	317	↑ 0.68%

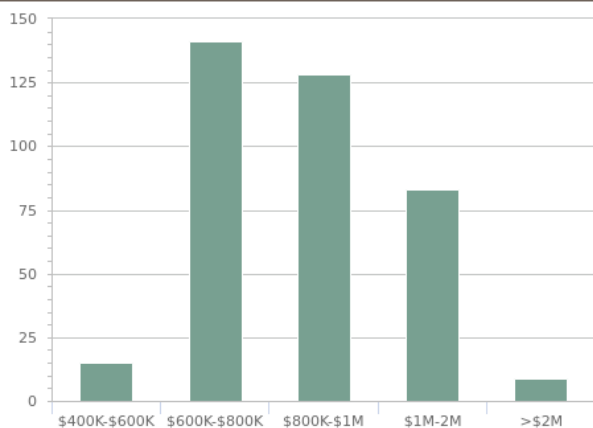
Units

Median Price

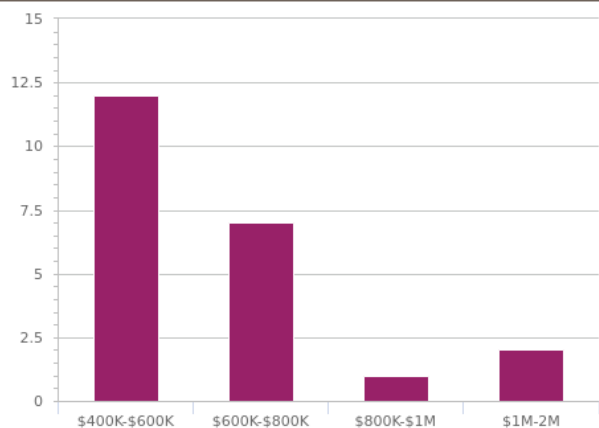
\$627,765

	Past Sales	Capital Growth
2022	22	↑ 22.83%
2021	21	↑ 11.41%
2020	11	↓ 7.73%
2019	10	- -
2018	21	↑ 8.31%

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. The available confidence values returned are High, Medium-High, Medium, Medium-Low, and Low. An Estimated Value with a 'High' confidence is considered more reliable than an Estimated Value with a 'Medium-High', 'Medium', 'Medium-Low' 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 coloured 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**

CURRENT TITLE SEARCH
QUEENSLAND TITLES REGISTRY PTY LTD

Request No: 41624476

Search Date: 08/07/2022 14:51

Title Reference: 50956933

Date Created: 24/07/2014

Previous Title: 15017147

REGISTERED OWNER

Dealing No: 716515763 26/05/2015

UNWIN PROPERTY PTY LTD A.C.N. 601 468 357
TRUSTEE
UNDER INSTRUMENT 716515763

LRBA Trustee

ESTATE AND LAND

Estate in Fee Simple

LOT 14 SURVEY PLAN 266331
Local Government: REDLAND

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10524227 (POR 60)
2. MORTGAGE No 716515765 26/05/2015 at 10:37
BANK OF QUEENSLAND LIMITED A.C.N. 009 656 740

ADMINISTRATIVE ADVICES - NIL

UNREGISTERED DEALINGS - NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

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Requested By: D-ENQ GLOBALX