

IntelliVal Automated Valuation Estimate

Prepared on 07 September 2022



29 Glorious Promenade Redbank Plains QLD 4301

Estimated Value:

\$440,000

Estimated Value Confidence:



Low

High

Estimated Price Range:

\$391,000 - \$488,000

Property Attributes:



3



2



1



113m²



Year Built

2014



Land Area

295m²



Property Type

House



Land Use

Single Unit Dwelling



Development Zoning

Not zoned (i/m)

Sales History

Sale Date	Sale Price	Sale Type
26 May 2014	\$320,000	Normal Sale
10 Sep 2013	\$134,900	Normal Sale

Estimated Value as at 05 September 2022. 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



30 Mitchell Street Redbank Plains QLD 4301

Sold Price: \$440,000

Sold Date: 30 June 2022

Distance from Subject: 0.1km

Features: Low Density Residential, Concrete



221 Cedar Road Redbank Plains QLD 4301

Sold Price: **\$450,000**

Sold Date: 23 August 2022

Distance from Subject: 0.2km

Features: Low Density Residential, Dishwasher, Dishwasher



46 Pleasant Drive Redbank Plains QLD 4301

Sold Price: \$475,000

Sold Date: 29 July 2022

Distance from Subject: 0.3km

Features: Low Density Residential, Dishwasher, 2 Toilets

***Agent Advised**

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3 2 2 109m² 315m²

74 Cordeaux Crescent Redbank Plains QLD 4301

Sold Price: \$430,000

Sold Date: 14 March 2022

Distance from Subject: 0.3km

Features: Emerging Communities, 1 No of Study Rooms, Dishwasher



3 2 1 112m² 334m²

56 Cordeaux Crescent Redbank Plains QLD 4301

Sold Price: \$470,000

Sold Date: 14 June 2022

Distance from Subject: 0.3km

Features: Emerging Communities, 2 Toilets



3 2 2 95m² 313m²

7 Larcom Crescent Redbank Plains QLD 4301

Sold Price: \$461,800

Sold Date: 09 May 2022

Distance from Subject: 0.6km

Features: Emerging Communities, Dishwasher, Wall / ceiling insulation

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Redbank Plains Insights: A Snapshot



Houses

Median Price

\$510,572

	Past Sales	Capital Growth
2022	905	↑ 42.79%
2021	450	↑ 7.14%
2020	268	↑ 0.74%
2019	276	↓ 1.26%
2018	342	↑ 1.23%

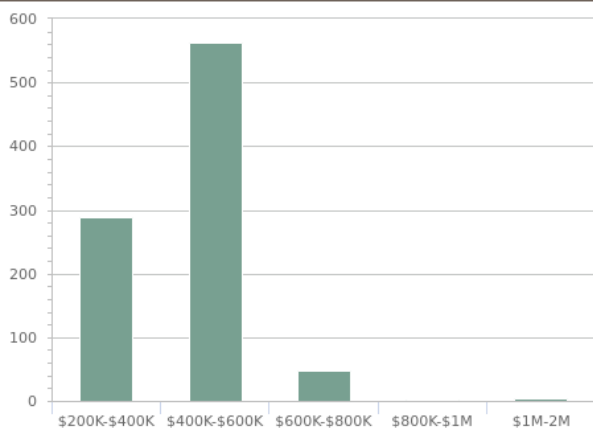
Units

Median Price

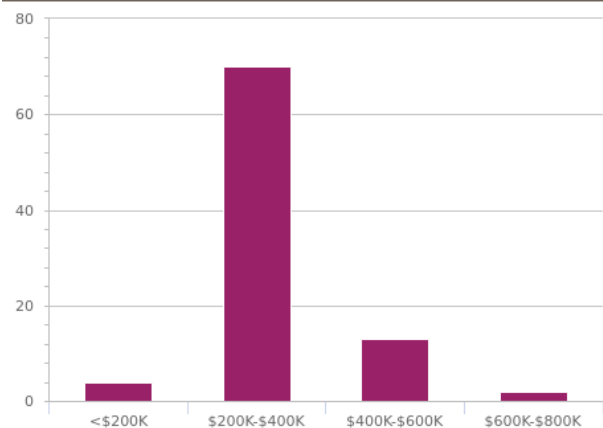
\$322,128

	Past Sales	Capital Growth
2022	89	↑ 19.56%
2021	46	↑ 15.25%
2020	32	↓ 13.23%
2019	28	↑ 6.37%
2018	45	↓ 11.39%

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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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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