

# IntelliVal Automated Valuation Estimate

Prepared on 30 November 2022



27/65 Constitution Avenue Campbell ACT 2612

Estimated Value:

**\$695,000**

Estimated Value Confidence:



Low

High

Estimated Price Range:

**\$613,000 - \$780,000**

Property Attributes:



1



1



1



73m<sup>2</sup>



Year Built

2015



Land Area

3,024m<sup>2</sup>



Property Type

Unit



Land Use

Multiple Unit Dwelling



Development Zoning

Other residential

## Sales History

Sale Date	Sale Price	Sale Type
28 Sep 2017	\$565,000	Full Property Transfer, Land And Improvement

Estimated Value as at 28 November 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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## Recently Sold Properties



1 1 1 2,225m<sup>2</sup>

84/43 Constitution Avenue  
Reid ACT 2612

Sold Price: \$625,000

Sold Date: 17 June 2022

Distance from Subject: 0.6km

Features: Designated Area, 8 Floor Level Of Unit, Dishwasher, 1 No. Floor Levels Inside Unit, 1 Toilets



2 1 1 3,024m<sup>2</sup>

24/65 Constitution Avenue  
Campbell ACT 2612

Sold Price: \$600,000

Sold Date: 20 December 2021

Distance from Subject: 0km

Features: Designated Area



2 2 2 -

302/59 Constitution Avenue  
Campbell ACT 2612

Sold Price: **\$755,000**

Sold Date: 14 October 2022

Distance from Subject: 0.1km

Features: -

**\*Agent Advised**

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2 2 2 -

213/59 Constitution Avenue  
Campbell ACT 2612

Sold Price: \$700,000

Sold Date: 01 March 2022

Distance from Subject: 0.1km

Features: -



2 2 2 4,257m<sup>2</sup>

226/1 Kalma Way Campbell  
ACT 2612

Sold Price: \$700,000

Sold Date: 22 February 2022

Distance from Subject: 0.1km

Features: Dishwasher



2 2 1 -

42/81-83 Constitution Avenue  
Campbell ACT 2612

Sold Price: **\$625,000**

Sold Date: 26 August 2022

Distance from Subject: 0.2km

Features: Dishwasher

**\*Agent Advised**

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## Campbell Insights: A Snapshot



### Houses

Median Price

**\$1,938,413**

	Past Sales	Capital Growth
2022	32	↑ 5.14%
2021	63	↑ 48.96%
2020	52	↓ 1.94%
2019	34	↑ 10.52%
2018	28	↓ 2.37%

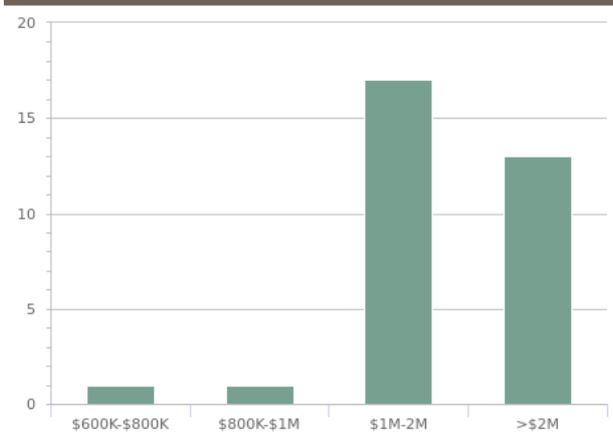
### Units

Median Price

**\$720,221**

	Past Sales	Capital Growth
2022	61	↑ 13.61%
2021	40	↑ 28.86%
2020	48	↑ 5.23%
2019	27	↓ 2.84%
2018	30	↑ 28.76%

### House Sales by Price (Past 12 Months)



### Unit Sales by Price (Past 12 Months)



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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>

If you have any questions or concerns about the information in this report, please contact our customer care team.

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Email Us: **customercare@corelogic.com.au**