

# IntelliVal Automated Valuation Estimate

Prepared on 01 July 2022



906/33 Warwick Street Walkerville SA 5081

Estimated Value:

**\$345,000**

Estimated Value Confidence:



Low

High

Estimated Price Range:

**\$293,000 - \$397,000**

Property Attributes:



1



1



1



57m<sup>2</sup>



Year Built

1964



Land Area

13m<sup>2</sup>



Property Type

Unit



Land Use

Ninth Floor Or Above  
Home Unit



Development Zoning

Neighbourhood centre

## Sales History

Sale Date	Sale Price	Sale Type
06 Feb 2015	\$390,000	Portion Of Land

Estimated Value as at 27 June 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.

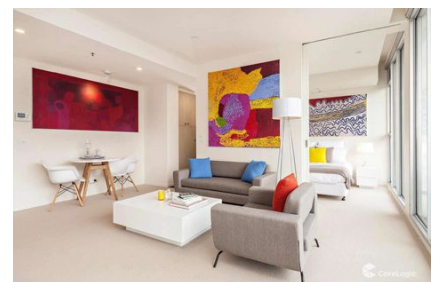
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## Location Highlights



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## Recently Sold Properties



 1
  1
  1
  65m<sup>2</sup>

**3/6 Fuller Street Walkerville SA 5081**

**Sold Price:** \$325,000

**Sold Date:** 19 November 2021

**Distance from Subject:** 0.8km

**Features:** Conventional, Good, Residential, 3 Main Rooms, Separate Laundry, Private, 3H/UNIT CP, 1 Toilets



 1
  1
  1
  87m<sup>2</sup>

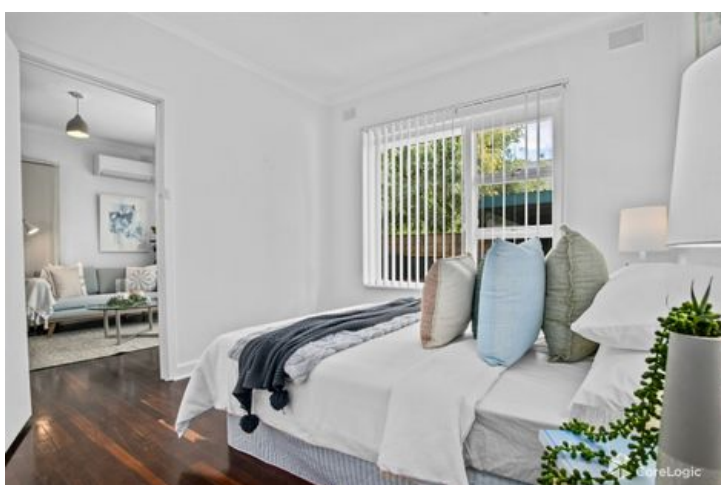
**3/72 Harvey Street Collinswood SA 5081**

**Sold Price:** \$322,000

**Sold Date:** 07 April 2022

**Distance from Subject:** 1km

**Features:** Conventional, Fair, Residential, 3 Main Rooms, Timber Floor, Private, H/UNIT



 1
  1
  1
  -

**1/57 Seventh Avenue St Peters SA 5069**

**Sold Price:** \$355,000

**Sold Date:** 06 May 2022

**Distance from Subject:** 1km

**Features:** Conventional, Average, Residential, 3 Main Rooms, Timber Floor, Private, UNIT CP

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1	1	1	81m <sup>2</sup>

## 3 Dodd Lane Gilberton SA 5081

**Sold Price:** \$355,000

**Sold Date:** 28 February 2022

**Distance from Subject:** 1.4km

**Features:** Conventional, Good, 2 Main Rooms, Dishwasher, Private, 2H CP, 1 Total Floors In Building

2	1	1	16m <sup>2</sup>

## 1002/33 Warwick Street Walkerville SA 5081

**Sold Price:** \$300,000

**Sold Date:** 17 August 2021

**Distance from Subject:** 0km

**Features:** Commercial, Stainless Steel Appliances, Dishwasher, Private, 3BED PENT CP, Gym, 1 Toilets, River View

2	1	1	14m <sup>2</sup>

## 403/33 Warwick Street Walkerville SA 5081

**Sold Price:** \$375,000

**Sold Date:** 11 February 2022

**Distance from Subject:** 0km

**Features:** Average, Commercial, Stainless Steel Appliances, Internal Laundry, Dishwasher, Private, 4H/UNIT CP, Gym



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## Walkerville Insights: A Snapshot



### Houses

Median Price

**\$1,654,417**

	Past Sales	Capital Growth
2022	43	↑ 44.11%
2021	26	↑ 10.03%
2020	28	↓ 8.37%
2019	28	↑ 7.50%
2018	20	↓ 0.67%

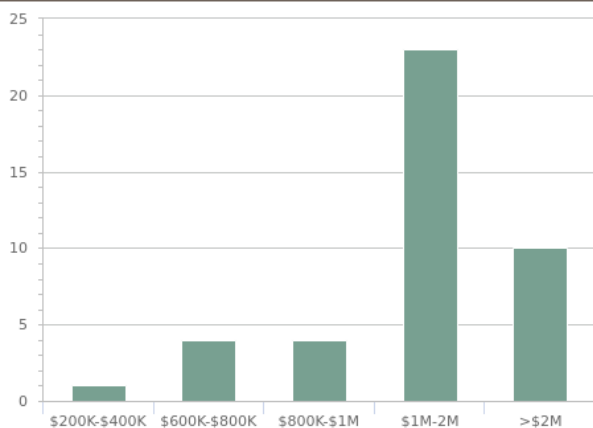
### Units

Median Price

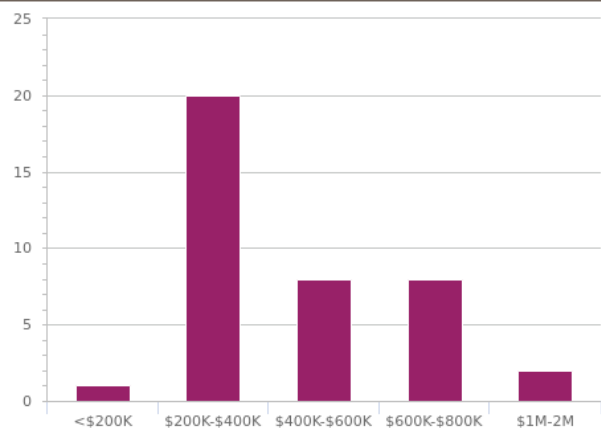
**\$421,981**

	Past Sales	Capital Growth
2022	40	↑ 11.12%
2021	21	↑ 9.55%
2020	19	↓ 2.60%
2019	20	↑ 0.70%
2018	21	↓ 5.26%

### 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. 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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