

IntelliVal Automated Valuation Estimate

Prepared on 27 September 2022



55 Willard Road Capalaba QLD 4157

Estimated Value:

\$750,000

Estimated Value Confidence:



Estimated Price Range:

\$698,000 - \$803,000

Property Attributes:



3



1



1



81m²



Year Built

-



Land Area

882m²



Property Type

House



Land Use

Single Unit Dwelling



Development Zoning

Urban residential

Sales History

Sale Date	Sale Price	Sale Type
17 Feb 2022	\$680,000	Normal Sale
12 Sep 2016	\$425,000	Normal Sale

Estimated Value as at 19 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.

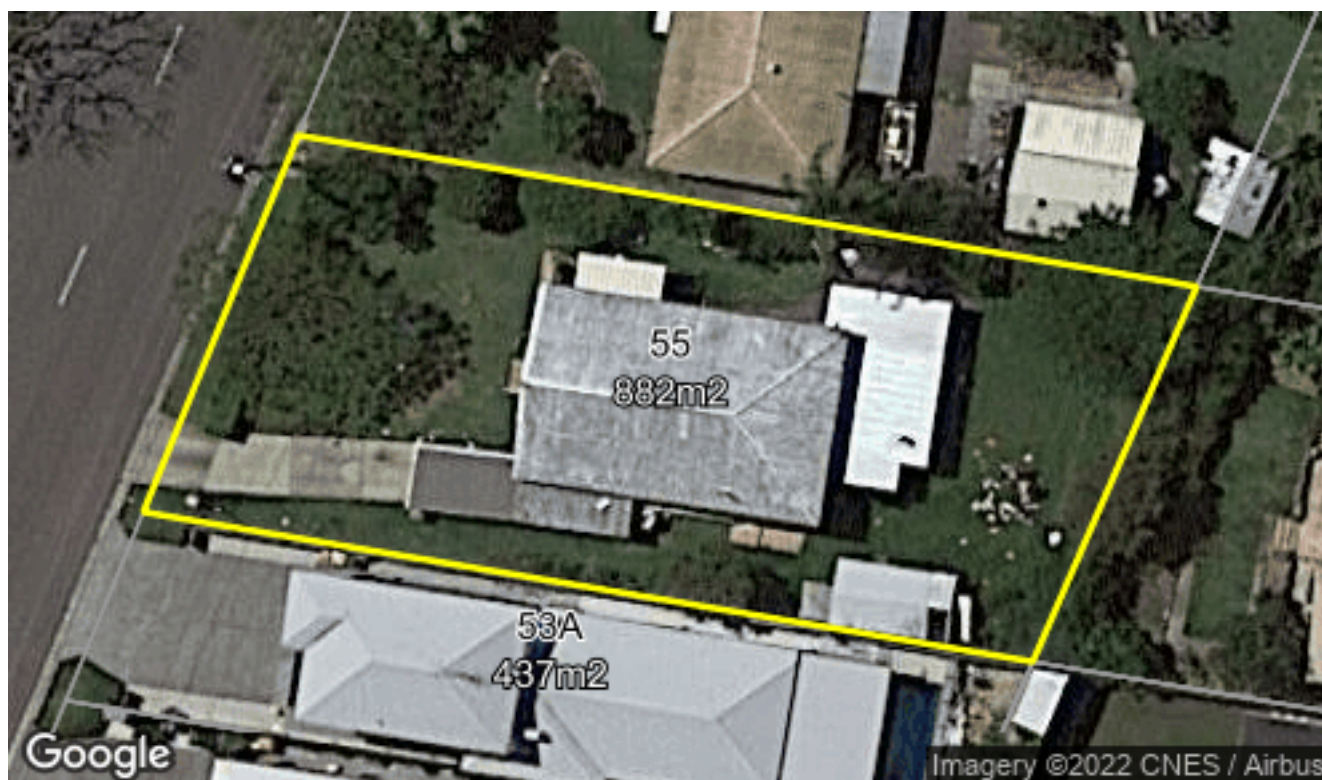
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Location Highlights



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Recently Sold Properties



3	1	1	110m ²	1,000m ²

21 Dale Street Capalaba QLD 4157

Sold Price: \$700,000

Sold Date: 04 July 2022

Distance from Subject: 0.3km

Features: Urban Residential, Built-In Wardrobes, Close to Schools, Close to Shops, Close to Transport, Garden, 1 Toilets



3	1	1	103m ²	610m ²

44 Abelia Street Alexandra Hills QLD 4161

Sold Price: **\$660,000**

Sold Date: 17 August 2022

Distance from Subject: 0.4km

Features: Urban Residential, 1 Lounge/Dining Rooms Combined, 1 Total Floors In Building



3	1	2	93m ²	635m ²

4 Abelia Street Alexandra Hills QLD 4161

Sold Price: \$735,000

Sold Date: 16 April 2022

Distance from Subject: 0.6km

Features: Urban Residential, 1 Family / Rumpus Rooms, Stainless Steel Appliances, 1 Lounge Rooms, Timber Floor, 2 Toilets, 3 Total Floors In

***Agent Advised**

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3	1	1	112m ²	597m ²

9 Lyre Street Capalaba QLD 4157

Sold Price: \$690,000

Sold Date: 25 May 2022

Distance from Subject: 0.6km

Features: Medium Density Residential, 1 Dining Rooms, 1 Lounge/Dining Rooms Combined, Tiled Floor, 1 Toilets



				
4	1	4	142m ²	653m ²

2 Morden Street Birkdale QLD 4159

Sold Price: \$660,000

Sold Date: 25 June 2022

Distance from Subject: 0.6km

Features: Urban Residential, Terrace-Balcony, 2 Toilets, Shed



				
4	1	-	120m ²	809m ²

89 Finucane Road Alexandra Hills QLD 4161

Sold Price: \$700,000

Sold Date: 07 May 2022

Distance from Subject: 0.6km

Features: Urban Residential, Shed

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Capalaba Insights: A Snapshot



Houses

Median Price

\$826,621

	Past Sales	Capital Growth
2022	303	↑ 39.36%
2021	308	↑ 27.59%
2020	219	↓ 5.36%
2019	238	↑ 1.22%
2018	229	↓ 1.28%

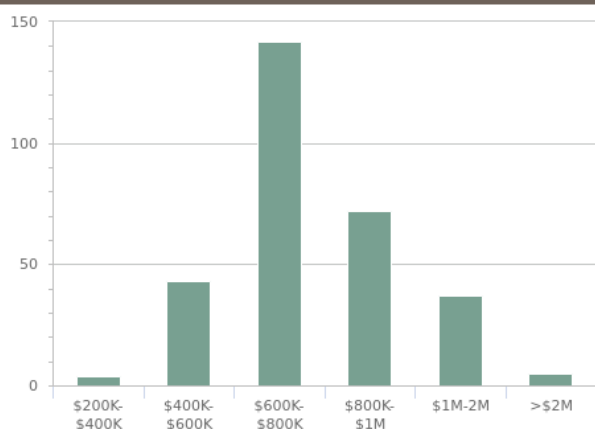
Units

Median Price

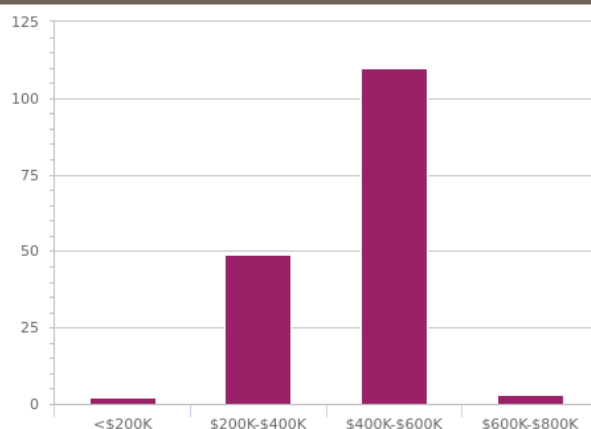
\$445,385

	Past Sales	Capital Growth
2022	164	↑ 23.58%
2021	93	↑ 14.57%
2020	75	↑ 1.55%
2019	61	↓ 11.19%
2018	63	↑ 6.39%

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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