

IntelliVal Automated Valuation Estimate

Prepared on 20 May 2022

35/9 Elma Street Salisbury QLD 4107

Estimated Value:

\$485,000



Estimated Value Confidence:



Low

High

Estimated Price Range:

\$430,000 - \$536,000

Property Attributes:



4



3



2



4m²



Year Built

2007



Land Area

197m²



Property Type

Unit



Land Use

Building Units (Primary Use Only)



Development Zoning

Light industry

Sales History

Sale Date	Sale Price	Sale Type
16 Jan 2019	\$408,800	Normal Sale
30 May 2006	\$425,000	Normal Sale

Estimated Value as at 09 May 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.

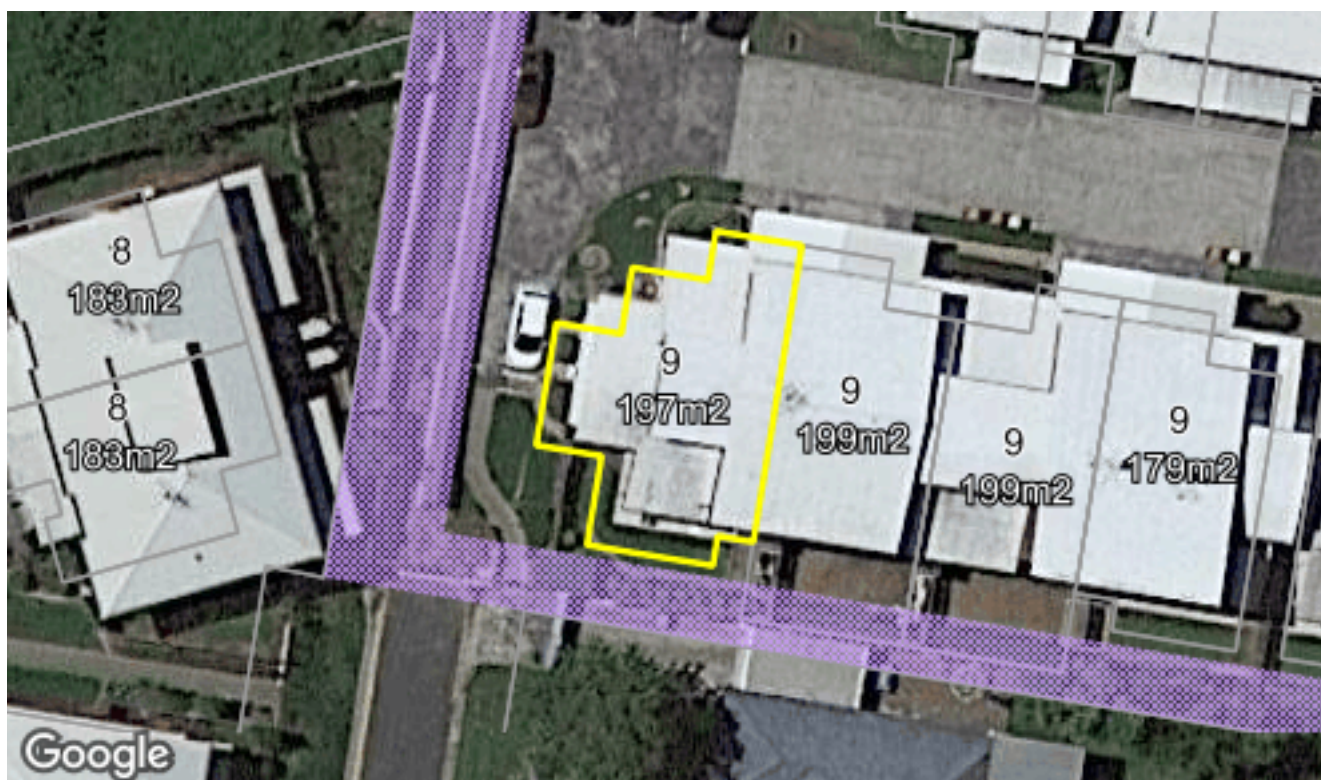
For further information about confidence levels, please refer to the end of this document.

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Location Highlights



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Recently Sold Properties



4	3	2	201m ²

7/9 Elma Street Salisbury QLD 4107

Sold Price: \$499,000

Sold Date: 23 September 2021

Distance from Subject: 0.2km

Features: Lii Low Impact Industry



3	2	2	179m ²

31/9 Elma Street Salisbury QLD 4107

Sold Price: \$481,000

Sold Date: 19 November 2021

Distance from Subject: 0km

Features: Lii Low Impact Industry



No photo
available

4	3	1	183m ²

13/8 Debra Street Coopers Plains QLD 4108

Sold Price: \$535,000

Sold Date: 26 June 2021

Distance from Subject: 0.1km

Features: Ec Emerging Community

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3



2



2



185m²

16/9 Elma Street Salisbury QLD 4107

Sold Price: \$440,000

Sold Date: 07 October 2021

Distance from Subject: 0.1km

Features: Lii Low Impact Industry



3



2



2



206m²

11/9 Elma Street Salisbury QLD 4107

Sold Price: \$430,000

Sold Date: 02 September 2021

Distance from Subject: 0.2km

Features: Lii Low Impact Industry



4



3



2



201m²

12/9 Elma Street Salisbury QLD 4107

Sold Price: \$440,000

Sold Date: 11 June 2021

Distance from Subject: 0.2km

Features: Lii Low Impact Industry, Stone Bench Tops, 1 Toilets



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Salisbury Insights: A Snapshot



Houses

Median Price

\$925,451

	Past Sales	Capital Growth
2022	111	↑ 49.04%
2021	97	↑ 0.02%
2020	106	↑ 6.76%
2019	103	↓ 0.59%
2018	89	↑ 1.53%

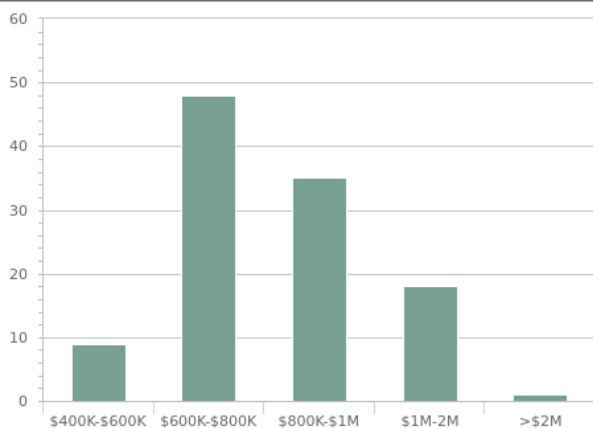
Units

Median Price

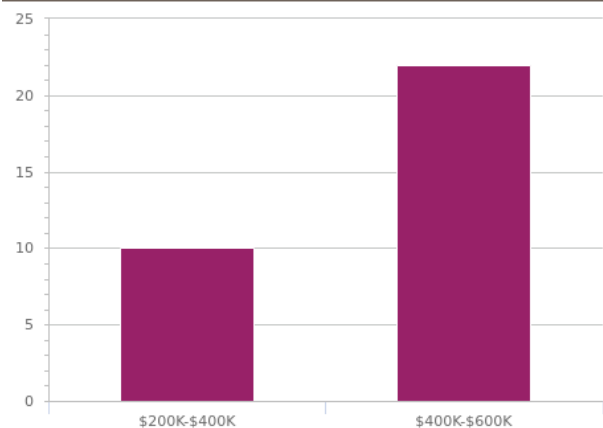
\$449,375

	Past Sales	Capital Growth
2022	32	↑ 10.86%
2021	9	↑ 2.62%
2020	11	↑ 1.29%
2019	9	↓ 8.73%
2018	14	↑ 8.04%

House Sales by Price (Past 12 Months)



Unit Sales by Price (Past 12 Months)



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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**

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QUEENSLAND TITLES REGISTRY PTY LTD

Request No: 40970372

Search Date: 06/05/2022 11:22

Title Reference: 50629519

Date Created: 09/10/2006

Previous Title: 50584786

REGISTERED OWNER

Dealing No: 719271954 21/02/2019

KG WEALTH PTY LTD A.C.N. 613 724 682 ✓

TRUSTEE

UNDER INSTRUMENT 719271954

ESTATE AND LAND

Estate in Fee Simple

LOT 35 SURVEY PLAN 171514
Local Government: BRISBANE CITY
COMMUNITY MANAGEMENT STATEMENT 34789

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1. Rights and interests reserved to the Crown by
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ADMINISTRATIVE ADVICES - NIL

UNREGISTERED DEALINGS - NIL

** End of Current Title Search **

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Requested By: D-ENQ GLOBALX