

PROPERTY PRICEGUIDE



PROPERTY DESCRIPTION



Family Home on 1885m²

ESTIMATED VALUE: **\$706,936**

Estimated Price Range: **\$615,034 - \$798,837**

FSD* \pm **13%**

(Forecast Standard Deviation)

This estimated value has been compiled incorporating attribute data supplied by user which was provided for modelling purposes.

Attribute used for this model

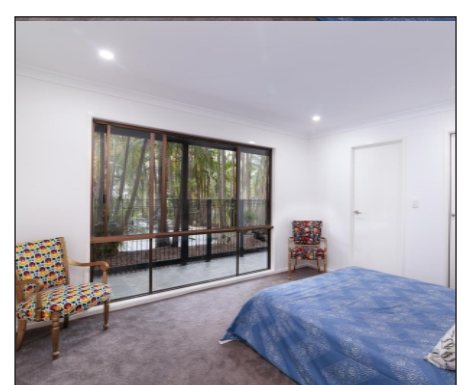
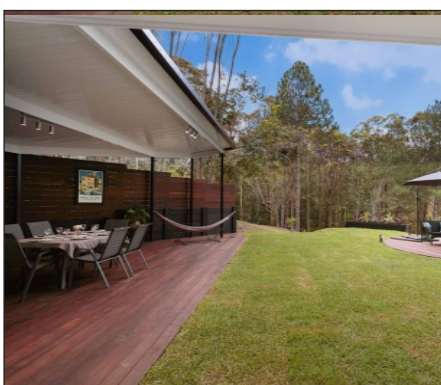
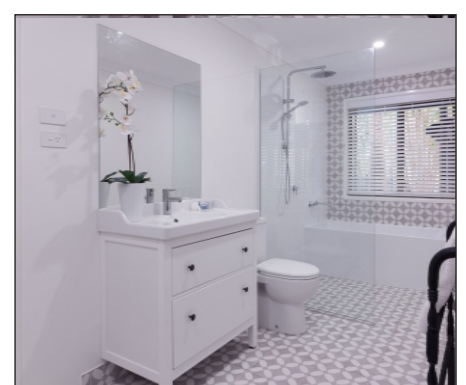
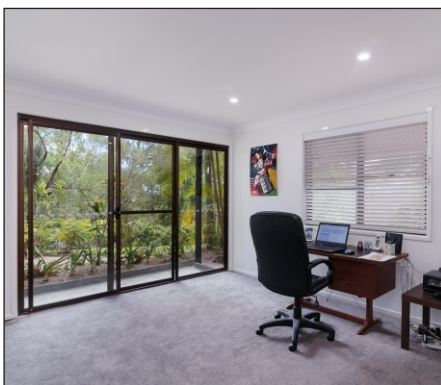


Sales History

Sale Date	Sale Price	Sale Type
10 June 2018	\$750,000	Normal
15 May 2017	\$520,000	Normal
05 Dec 2010	\$195,000	Normal

Floor Area:	316m ²
Condition of Property:	Average
Property Type:	House
Land Use:	Single Unit Dwelling
Last Date:	31 July 2018
Price:	\$692,000

LOCATION HIGHLIGHTS



➤ PAST SALES



Attribute used for this model



Family Home on 1885m2

Sold Price:	\$456,200
Sold Date:	5 May 2017
Land Size:	777 m2
Distance From Subject:	0.44 km
Last Date:	31 July 2018



Attribute used for this model



A Sensational Transformation

Sold Price:	\$652,000
Sold Date:	6 Dec 2016
Land Size:	555 m2
Distance From Subject:	0.34 km
Last Date:	31 July 2018



Attribute used for this model



Privacy Assured with a Bush Backdrop – Open Home

Sold Price:	\$556,200
Sold Date:	5 May 2017
Land Size:	777 m2
Distance From Subject:	0.24 km
Last Date:	31 July 2018



Attribute used for this model



Opportunity Awaits

Sold Price:	\$656,200
Sold Date:	3 May 2012
Land Size:	527 m2
Distance From Subject:	0.24 km
Last Date:	31 July 2018

STATISTICS

Median Price

Period	Median Price for Houses	Median Price for Units
2018	\$630,000	\$395,000

Past Sales - Houses

2018	2017	2016	2015	2014	2013	2012	2011	2010	2009
36	153	159	129	143	99	103	70	92	88

Past Sales - Units

2018	2017	2016	2015	2014	2013	2012	2011	2010	2009
42	287	309	340	257	165	81	92	99	64

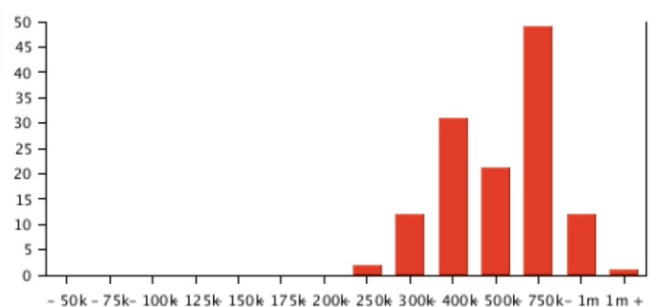
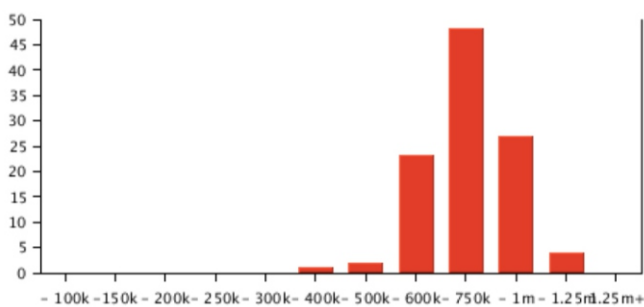
Capital Growth

Period	Capital Growth % House	Capital Growth % Units
2017	4.7%	11.6%
2016	5.5%	14.2%
2015	0.9%	17.9%
2014	6.6%	9.6%

Houses

Sales by Price (Past 12 Months)

Units



► THANK YOU

Thank you for your interest in our Property Price Guide. We appreciate your business and wish you luck with your future property transactions.

► DISCLAIMERS

Whilst all reasonable effort is made to ensure the information in this publication is current, Property Price Guide does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all ??? for any loss or damage arising in connection with the data and information contained in this publication.

The Appraisal Amount contained in the report may have been manually provided by the Agent; or may be based on an Automated Valuation Model (AVM) estimate provided by Property Price Guide. AVM Estimated Values are current at the date of the publication only. AVM's are computer generated and are not a professional appraisal of the property and should not be relied upon in lieu of appropriate professional advice. The accuracy of the methodology used to calculate the AVM Estimated Value, the existence of the subject property, and the accuracy of the AVM Estimated Value and all rule sets provided are based on available data and are not guaranteed or warrantied. Property Price Guide excludes all liability for any loss or damage arising in connection with the Appraisal Amount and/or AVM Estimated Value.

Based on or contains data provided by the State of Queensland (Department of Natural Resources and Mines) 2018. In consideration of the State permitting use of this data you acknowledge and agree that the State gives no warranty in relation to the data (including accuracy, reliability, completeness, currency or suitability) and accepts no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy laws.