

IntelliVal for Professionals Automated Valuation Estimate

Prepared on 18 November 2019



180 Station Avenue Norman Park QLD 4170

Estimated Value:

\$1,459,426

FSD*: (Forecast Standard Deviation)

13%

Estimated Price Range:

\$1,269,701 - \$1,649,151

Property Attributes:



4



2



2



265m²



Year Built

2016



Land Area

405m²



Property Type

House



Land Use

Single Unit Dwelling



Development Zoning

Not zoned

Sales History

Sale Date	Sale Price	Sale Type
16 May 2019	\$1,560,000	Normal Sale
16 Aug 2017	\$1,610,000	Normal Sale

Estimated Value as at 11 November 2019. 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.

A Forecast Standard Deviation is an estimate of the variation between the modelled estimate and the market value of a property. A smaller FSD indicates that our estimate of value is likely closer to the true market value of a property than a larger FSD.

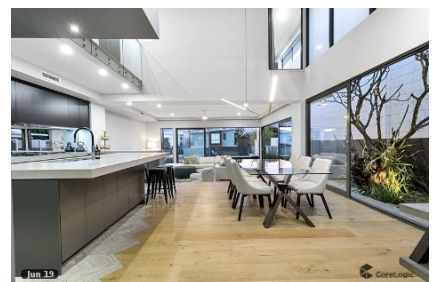
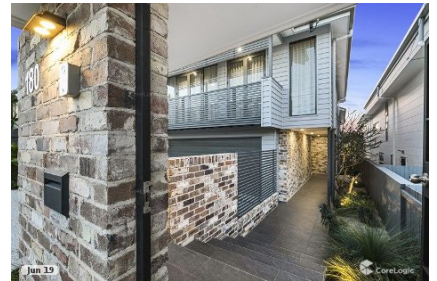
For more information on estimated values: <https://www.corelogic.com.au/estimated-value-faqs>

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Location Highlights



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Recently Sold Properties



4 2 2 239m² 400m²

6 Macrossan Lane Norman Park QLD 4170

Sold Price: \$1,250,000

Sold Date: 18 June 2019

Distance from Subject: 0.6km

Features: Cr1 Character Residential (Character), Stone Bench Tops, Timber Floor, 7 Other Rooms, City View



4 2 2 335m² 405m²

178 McIlwraith Avenue Norman Park QLD 4170

Sold Price: \$1,310,000

Sold Date: 22 March 2019

Distance from Subject: 0km

Features: Cr1 Character Residential (Character)



5 2 2 300m² 400m²

5 Judge Street Camp Hill QLD 4152

Sold Price: \$1,250,000

Sold Date: 21 August 2019

Distance from Subject: 0.2km

Features: Cr1 Character Residential (Character), Stainless Steel Appliances, Timber Floor, 2001 Year Building Refurbished

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4 2 2 251m² 405m²

83 Morehead Avenue Norman Park QLD 4170

Sold Price: \$1,250,000

Sold Date: 08 April 2019

Distance from Subject: 0.5km

Features: Ldr Low Density Residential



5 2 2 276m² 406m²

31 Wyena Street Camp Hill QLD 4152

Sold Price: \$1,345,000

Sold Date: 23 July 2019

Distance from Subject: 0.8km

Features: Cr1 Character Residential (Character), Miele Appliances, Timber Floor, City View



4 2 2 243m² 405m²

22 Third Street Camp Hill QLD 4152

Sold Price: \$1,375,000

Sold Date: 01 July 2019

Distance from Subject: 1.4km

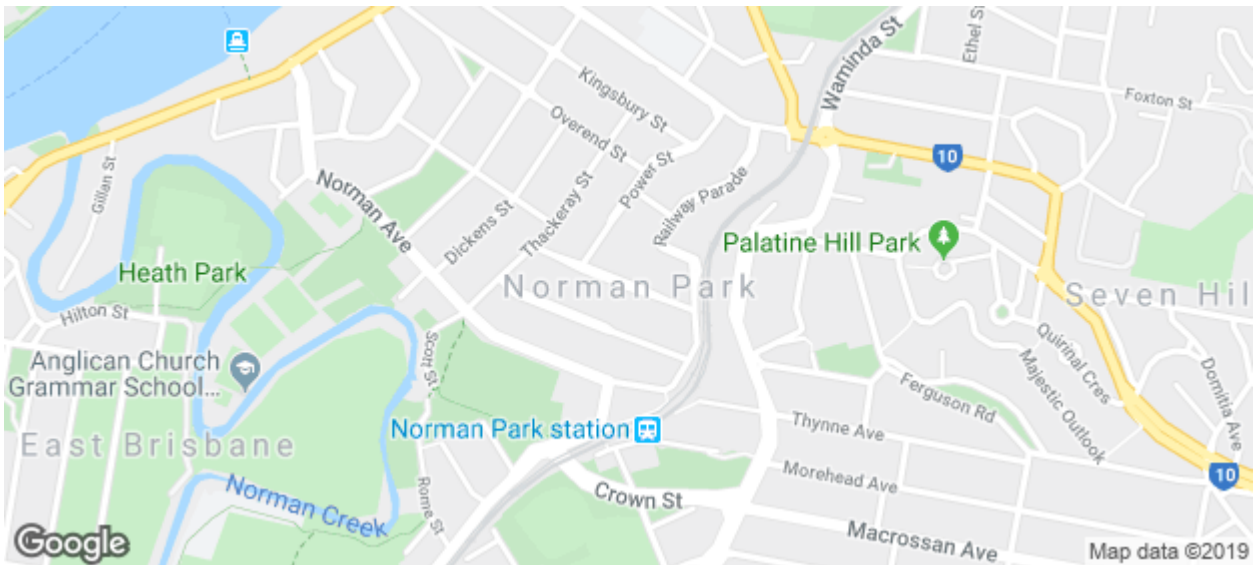
Features: -

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Norman Park Insights: A Snapshot



Houses

Median Price
\$881,167

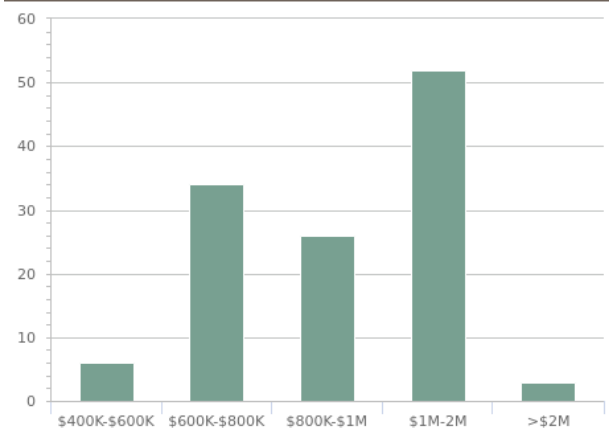
	Past Sales	Capital Growth
2019	121	↓ 3.14%
2018	123	↓ 2.23%
2017	90	↑ 9.30%
2016	120	↑ 11.00%
2015	128	↓ 0.62%

Units

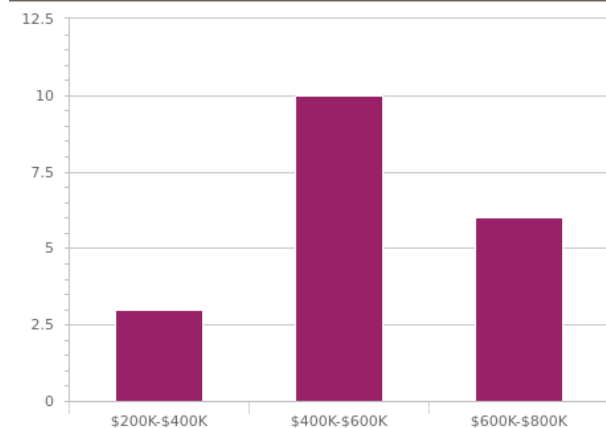
Median Price
\$486,914

	Past Sales	Capital Growth
2019	19	↑ 1.57%
2018	41	↓ 15.41%
2017	49	↑ 7.94%
2016	47	↑ 1.54%
2015	38	↑ 6.93%

House Sales by Price (Past 12 Months)



Unit Sales by Price (Past 12 Months)



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