

IntelliVal Automated Valuation Estimate

Prepared on 05 February 2021



2/17 Broad Court Norman Gardens QLD 4701

Estimated Value:

\$390,000

Estimated Value Confidence:



Low

High

Estimated Price Range:

\$376,000 - \$407,000

Property Attributes:



5



2



2



94m²



Year Built

1990



Land Area

125m²



Property Type

House



Land Use

Building Units (Primary Use Only)



Development Zoning

-

Sales History

Sale Date	Sale Price	Sale Type
20 Feb 2013	\$420,000	Multi-Sale

Estimated Value as at 01 February 2021. 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
  2
  2
  123m²
  148m²

6/6 Currawong Street Norman Gardens QLD 4701

Sold Price: \$359,000

Sold Date: 10 March 2020

Distance from Subject: 1.1km

Features: Residential, Dishwasher, Built-In Wardrobes, Close to Schools, Close to Shops, Close to Transport, 3 Toilets



 4
  2
  2
  123m²
  600m²

28 Bulman Street Norman Gardens QLD 4701

Sold Price: \$290,000

Sold Date: 04 November 2020

Distance from Subject: 0.1km

Features: Residential, 1 Dining Rooms, 1 Lounge Rooms, 2001 Year Building Refurbished



 5
  2
  4
  168m²
  602m²

37 Bulman Street Norman Gardens QLD 4701

Sold Price: \$320,000

Sold Date: 15 February 2020

Distance from Subject: 0.1km

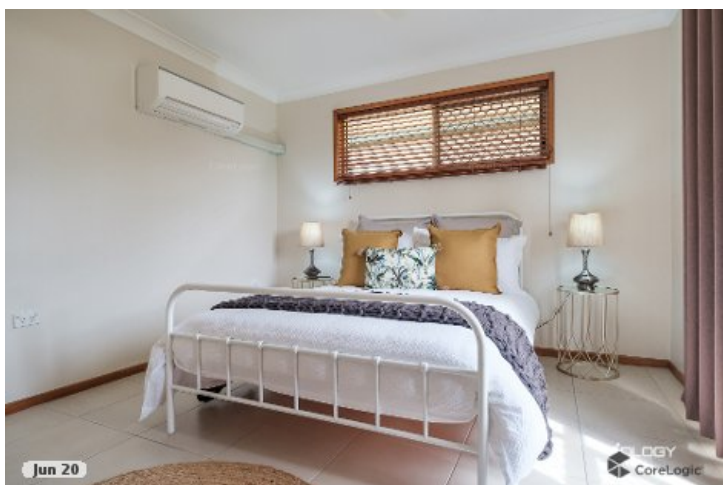
Features: Residential

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4 1 2 - 601m²

42 Bulman Street Norman Gardens QLD 4701

Sold Price: \$335,000

Sold Date: 15 June 2020

Distance from Subject: 0.2km

Features: Residential, 1 Dining Rooms, 1 No of Study Rooms, Built-In Wardrobes, Close to Schools, Close to Shops, Close to Transport,



4 2 2 131m² 602m²

47 Bulman Street Norman Gardens QLD 4701

Sold Price: \$355,000

Sold Date: 25 June 2020

Distance from Subject: 0.2km

Features: Residential, Terrace-Balcony



3 1 2 102m² 600m²

24 Maxwell Street Norman Gardens QLD 4701

Sold Price: \$245,000

Sold Date: 27 April 2020

Distance from Subject: 0.4km

Features: Residential, 1 Dining Rooms, 1 Family / Rumpus Rooms, 1 Lounge Rooms, Timber Floor, 1 Toilets

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Norman Gardens Insights: A Snapshot



Houses

Median Price

\$392,126

	Past Sales	Capital Growth
2020	154	↑ 11.53%
2019	137	↓ 3.88%
2018	104	↑ 3.15%
2017	137	↓ 6.04%
2016	103	↑ 3.70%

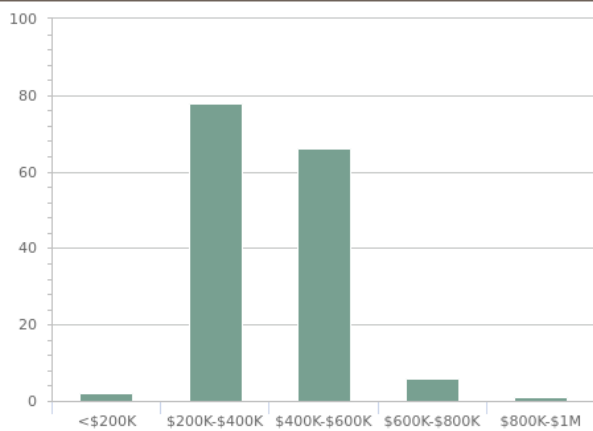
Units

Median Price

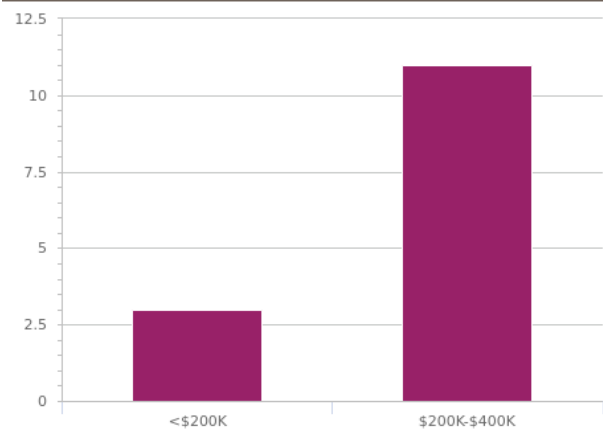
\$226,076

	Past Sales	Capital Growth
2020	14	↑ 3.90%
2019	14	↑ 15.76%
2018	8	↓ 16.69%
2017	11	↑ 7.57%
2016	14	↓ 15.30%

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. An Estimated Value with a 'High' confidence is considered more reliable than an Estimated Value with a 'Medium' 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 colour 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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