

IntelliVal Automated Valuation Estimate

Prepared on 30 August 2019



55 Illawong Way Karana Downs QLD 4306

Estimated Value:

\$670,000

Estimated Value Confidence:



Estimated Price Range:

\$624,000 - \$718,000

Property Attributes:



4



2



4



304m²



Year Built

1990



Land Area

2,304m²



Property Type

House



Land Use

Single Unit Dwelling



Development Zoning

Residential a

Sales History

Sale Date	Sale Price	Sale Type
24 Jan 2000	\$209,000	Normal Sale
02 Oct 1989	\$59,000	Normal Sale

Estimated Value as at 26 August 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.

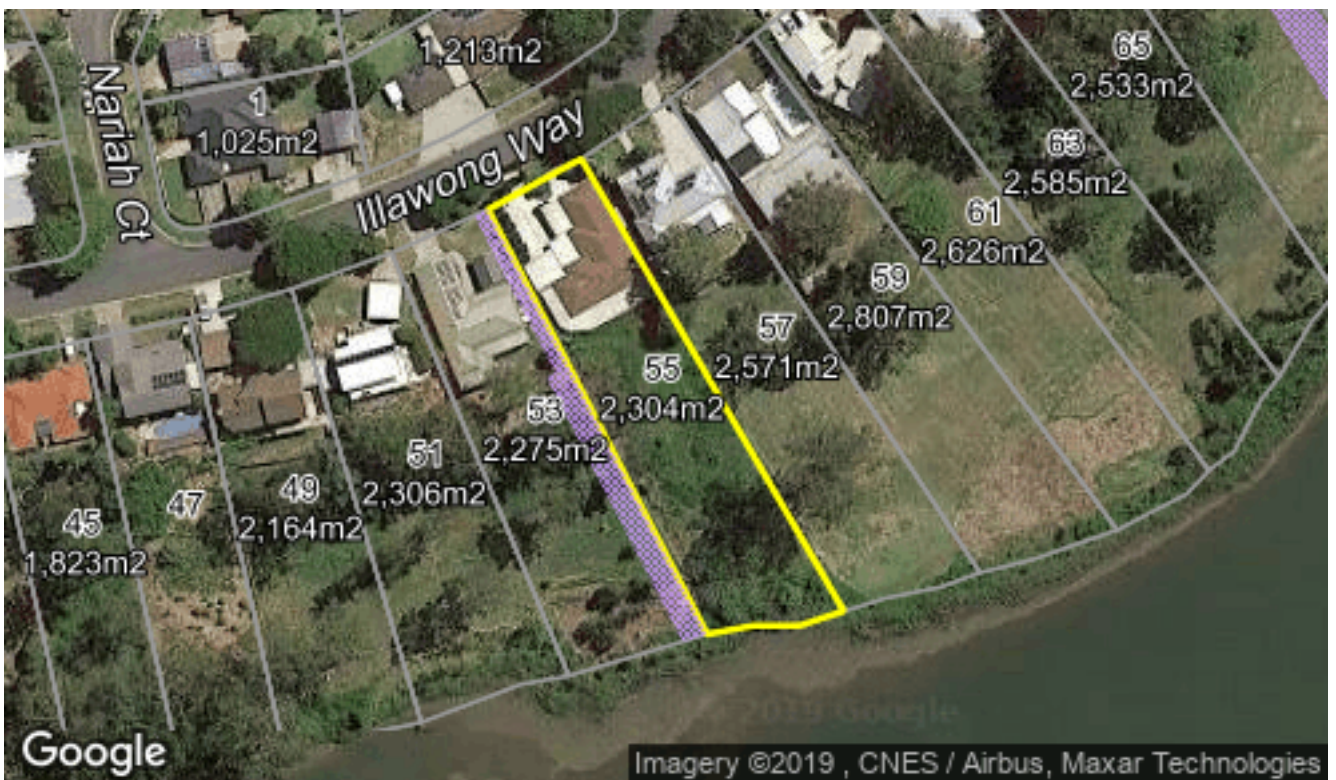
For further information about confidence levels, please refer to the end of this document.

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Location Highlights



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Recently Sold Properties



 5
  2
  5
  238m²
  2,009m²

91-93 Lewis Drive Karalee QLD 4306

Sold Price: \$715,000

Sold Date: 24 April 2019

Distance from Subject: 1.7km

Features: e.g. URL link to relevant Sustainability Declaration or other info, 2 Toilets



 4
  2
  3
  262m²
  1,314m²

3 St Ives Court Karana Downs QLD 4306

Sold Price: \$620,000

Sold Date: 14 October 2018

Distance from Subject: 1.5km

Features: North-East, 1 Family / Rumpus Rooms, Stone Bench Tops, 2 Lounge Rooms, Timber Floor, 6 Other Rooms, Area Views, Close to



 5
  3
  5
  222m²
  2,000m²

129 Lewis Drive Karalee QLD 4306

Sold Price: \$620,000

Sold Date: 12 January 2019

Distance from Subject: 1.5km

Features: Built-In Wardrobes, Close to Schools, Close to Shops, Formal Lounge, Separate Dining, Alfresco, 3 Toilets

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5 2 4 221m² 4,000m²

5 Freshwater Place Karalee QLD 4306

Sold Price: \$705,000

Sold Date: 09 June 2019

Distance from Subject: 1km

Features: Caesar Bench Tops, Carpet Floor, Built-In Wardrobes, Close to Schools, Fireplace (s), Garden, Formal Lounge, Separate Dining, 2



4 2 2 341m² 4,001m²

10 Venus Court Karalee QLD 4306

Sold Price: **\$655,000**

Sold Date: 22 July 2019

Distance from Subject: 1km

Features: Caesar Bench Tops, Dishwasher, Carpet Floor, 2 Toilets, Mountain View



4 2 2 - 3,399m²

1 Kynuna Court Karana Downs QLD 4306

Sold Price: \$630,000

Sold Date: 06 November 2018

Distance from Subject: 1km

Features: 2 Toilets

Oct 18



***Agent Advised**

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Karana Downs Insights: A Snapshot



Houses

Median Price

\$505,762

	Past Sales	Capital Growth
2019	51	↑ 4.70%
2018	48	↓ 1.76%
2017	71	↑ 7.04%
2016	73	↑ 0.62%
2015	84	↑ 5.45%

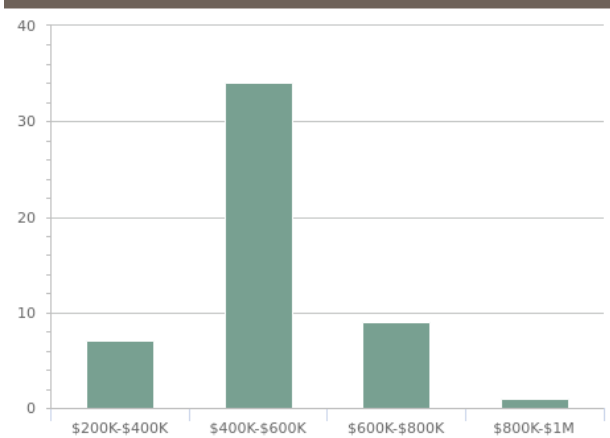
Units

Median Price

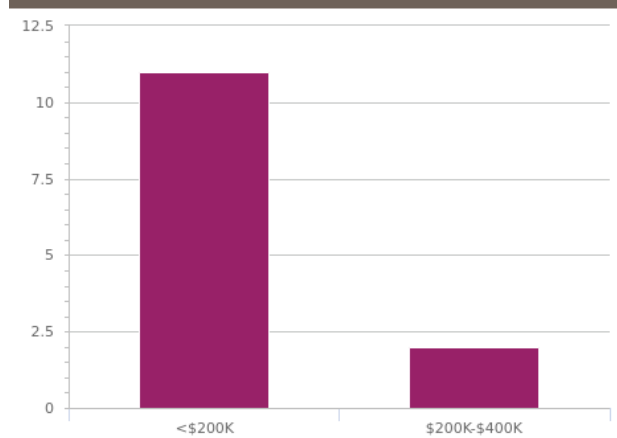
\$167,541

	Past Sales	Capital Growth
2019	13	↓ 37.16%
2018	7	↓ 22.44%
2017	6	↑ 2.46%
2016	14	↑ 7.53%
2015	7	↑ 14.88%

House Sales by Price (Past 12 Months)



Unit Sales by Price (Past 12 Months)



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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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