

## My House Property Valuation

Prepared on:

21 March 2016

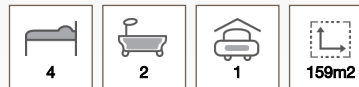
4/222 Rainbow Street  
Sandgate QLD 4017



## >> Property Description



4/222 Rainbow Street Sandgate, QLD, 4017



|                           |                                |
|---------------------------|--------------------------------|
| <b>Real Property</b>      | L4 SP155329:PAR NUNDAH         |
| <b>Property Type Name</b> | Unit: Triplex                  |
| <b>Land Use Primary</b>   | Group Title (primary Use Only) |
| <b>LGA Name</b>           | Brisbane - Sandgate            |
| <b>Lot Plan</b>           | 4/SP155329 SANDGATE QLD        |
| <b>Zone</b>               | 04                             |
| <b>Zone Description</b>   | Residential B R3               |
| <b>UCV</b>                | -                              |
| <b>UCV Date</b>           | -                              |
| <b>Age</b>                | -                              |
| <b>Floor Area</b>         | -                              |
| <b>Map Ref</b>            | UBD QLD: BNE110, Q5            |
| <b>Last Sale</b>          | \$440,000 on 08/10/2013        |
| <b>Sale Type</b>          | Normal Sale                    |

## >> RP Estimate

**Estimated Price Range:** \$440,000 - \$550,000 ✔ High Confidence

This estimate is provided by CoreLogic, and is based on statistical market data such as recent local sales, property size, number of bedrooms and many more factors. It comes from public data, which may be incomplete or inaccurate, and should not be used in lieu of a professional appraisal under any circumstances, including for lending purposes or in home loan applications.

### How to read this estimate

The estimate has been broken into three confidence level categories based on the criteria listed below.

- High confidence is typically caused by a low degree of variability between the subject and comparable properties and/or high availability of comparable property data in the area
- Medium confidence is typically caused by a medium degree of variability between the subject and comparable properties and/or medium availability of comparable property data in the area
- Low confidence is typically caused by a high degree of variability between the subject and comparable properties and/or low availability of comparable property data in the area

### Doing your research

This estimate is a starting point only. To determine the property's value we recommend you supplement this estimate by doing other research to take into account a property's special features and current market conditions. You may want to consider:

- the current sale price
- last sale price / date
- recent sales in the area
- visiting the house (where possible)
- contacting an agent for a price guide on this property or similar ones in the area
- requesting a valuation from a licensed valuer

>> Images



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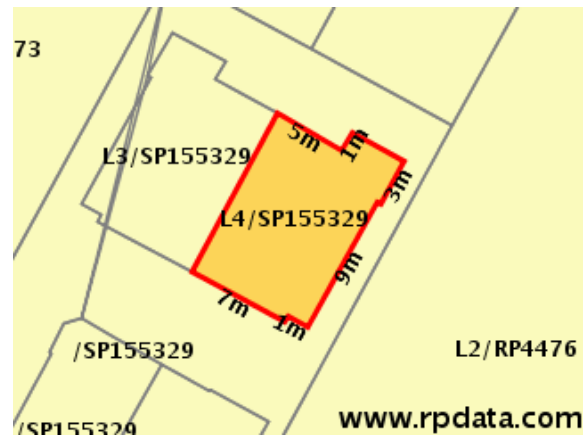
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>> Sold Properties

No information available

## >> SANDGATE SUBURB STATISTICS

### Sandgate - Median Price

| Period | Median Price for Houses | Median Price for Units |
|--------|-------------------------|------------------------|
| 2015   | \$595,000               | \$395,000              |
| 2014   | \$553,500               | \$460,000              |
| 2013   | \$520,000               | \$426,500              |
| 2012   | \$517,750               | \$409,000              |
| 2011   | \$535,000               | \$440,000              |

### Sandgate - Past Sales - Houses

| 2016 | 2015 | 2014 | 2013 | 2012 | 2011 | 2010 | 2009 | 2008 | 2007 |
|------|------|------|------|------|------|------|------|------|------|
| 2    | 65   | 90   | 82   | 64   | 68   | 74   | 83   | 60   | 132  |

### Sandgate - Past Sales - Units

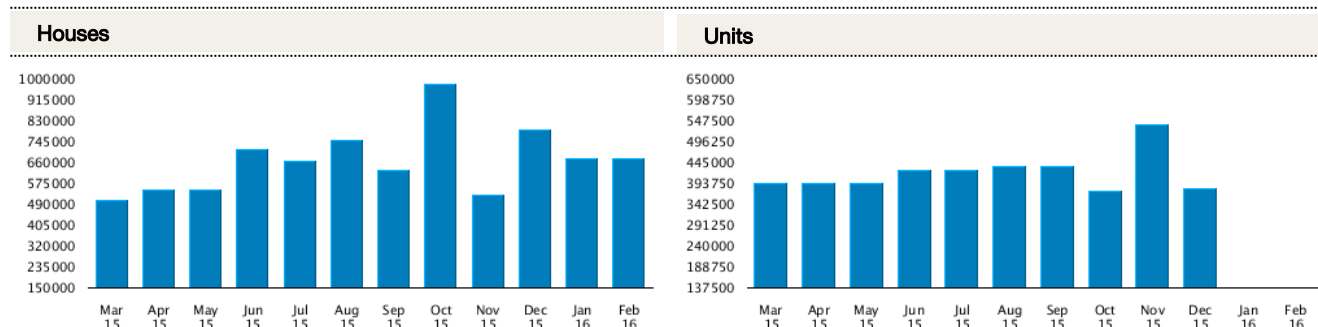
| 2016 | 2015 | 2014 | 2013 | 2012 | 2011 | 2010 | 2009 | 2008 | 2007 |
|------|------|------|------|------|------|------|------|------|------|
| 1    | 10   | 26   | 12   | 18   | 11   | 8    | 20   | 20   | 23   |

### Sandgate - Capital Growth

| Period | Capital Growth % Houses | Capital Growth % Units |
|--------|-------------------------|------------------------|
| 2015   | 7.5%                    | -14.1%                 |
| 2014   | 6.4%                    | 7.9%                   |
| 2013   | 0.4%                    | 4.3%                   |
| 2012   | -3.2%                   | -7%                    |

\*S N R = Due to low volumes the rates would be statistically not reliable

### Recent Median Sale Prices



## >> LEGAL

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The listing prices shown represent the first and last listing price CoreLogic recorded in the advertising campaign for the property. In some instances we may have derived the price from the advertisement text. Where we have been unable to derive the price from the advertisement text (for example "Auctions"), the discounting calculations will be unavailable.

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