



Property Report.

1 Sample Place, Sample Suburb, Sample State, Sample Postcode

Prepared on:
29 April 2024

Prepared for:
CBACustomer

Prepared by:
CBALender

Phone:
(22) 2222 2222

Email:
CBALender@cba.com.au

CoreLogic



1 Sample Place, Sample Suburb,
Sample State, Sample Postcode

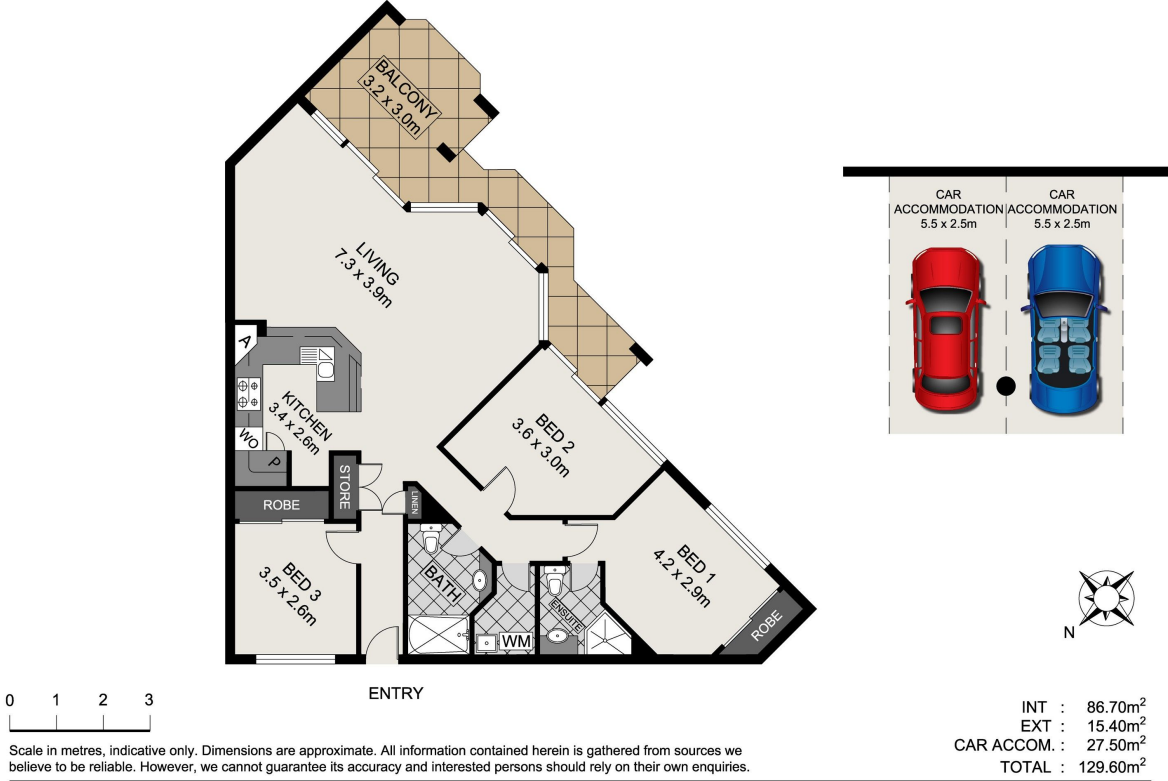


Property Details

Lot/Plan	Sample Lot/Plan	Property Type	Unit
Year Built	1995	Council Area	Sample Council
Zone	26, COMMERCIAL (PLOT RATIO 1.5)	Land Use Primary	Building Units (Primary Use Only)



1 Sample Place, Sample Suburb, Sample State,
Sample Postcode



Unit 22/7 Boundary Street, Brisbane City

1 Sample Place, Sample Suburb, Sample State,
Sample Postcode

Estimated Value

Estimated Value:

\$830,000

Estimated Value Range:

\$747,000 - \$913,000

Estimated Value Confidence:



Estimated Value as at 22 April 2024. 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 a valuer. For further information about confidence levels, please refer to the end of this document.

























Property Activity Summary

Date	Activity	Value	Details
16 Dec 2022	Sold	\$940,000	Sale Method: Private Treaty, Sale Advised by: Government
07 Dec 2022	For Sale	UNDER CONTRACT	Campaign period: 07/12/2022 - 19/01/2023, Listing Type: Private Treaty, Listed by: Sample Agent, Sample Agency, Days on market: 10
08 Oct 2020	For Sale	Interest over \$760,000	Campaign period: 08/10/2020 - 25/01/2021, Listing Type: Private Treaty, Listed by: Sample Agent, Sample Agency, Days on market: 110
19 Jan 2018	For Rent	\$550 per week	Campaign period: 19/01/2018 - 10/02/2018, Listed by: Sample Agent, Sample Agency, Days on market: 23
19 Jan 2018	For Rent	\$550 per week	Campaign period: 19/01/2018 - 10/02/2018, Listed by: Sample Agent, Sample Agency, Days on market: 23
30 May 2017	For Rent	\$550 per week	Campaign period: 30/05/2017 - 04/07/2017, Listed by: Sample Agent, Sample Agency, Days on market: 36
30 May 2017	For Rent	\$550 per week	Campaign period: 30/05/2017 - 04/07/2017, Listed by: Sample Agent, Sample Agency, Days on market: 36
04 Nov 2015	For Rent	\$580 per week	Campaign period: 04/11/2015 - 30/12/2015, Listed by: Sample Agent, Sample Agency, Days on market: 57
04 Nov 2015	For Rent	\$580 per week	Campaign period: 04/11/2015 - 30/12/2015, Listed by: Sample Agent, Sample Agency, Days on market: 57

Property Activity Summary

Date	Activity	Value	Details
16 Jun 2014	For Rent	\$580 PER WEEK	Campaign period: 16/06/2014 - 26/06/2014, Listed by: Sample Agent, Sample Agency, Days on market: 11
16 Jun 2014	For Rent	\$580 PER WEEK	Campaign period: 16/06/2014 - 26/06/2014, Listed by: Sample Agent, Sample Agency, Days on market: 11
29 Sep 2003	Sold	\$425,000	Sale Method: Unknown, Sale Advised by: Government
18 Jul 1995	Sold	\$280,000	Sale Method: Unknown, Sale Advised by: Government

Recently Sold Properties

 <p>No photo available</p>	<p>2 Sample Place, Sample Suburb, Sample State, Sample Postcode</p>
	<p>  2  2  1  95m² </p>
	<p>Sale Price \$785,000 Sale Method -</p>
	<p>Sale Date 01/11/2023 Days on Market 39</p>
<p> 0.2km from property</p>	
 <p>No photo available</p>	<p>3 Sample Place, Sample Suburb, Sample State, Sample Postcode</p>
	<p>  2  2  2  87m² </p>
	<p>Sale Price \$888,888 Sale Method Private Treaty</p>
	<p>Sale Date 24/11/2023 Days on Market -</p>
<p> 0.6km from property</p>	
 <p>No photo available</p>	<p>4 Sample Place, Sample Suburb, Sample State, Sample Postcode</p>
	<p>  2  2  1  86m² </p>
	<p>Sale Price \$720,000 Sale Method Private Treaty</p>
	<p>Sale Date 27/10/2023 Days on Market 86</p>
<p> 0.2km from property</p>	
 <p>No photo available</p>	<p>5 Sample Place, Sample Suburb, Sample State, Sample Postcode</p>
	<p>  2  2  1  78m² </p>
	<p>Sale Price \$770,000 Sale Method Private Treaty</p>
	<p>Sale Date 04/08/2023 Days on Market 1</p>
<p> 0.2km from property</p>	

Agent Advised

1 Sample Place, Sample Suburb, Sample State, Sample Postcode

CoreLogic Property Profile Report

Properties For Sale



No photo available

2 Sample Place, Sample Suburb, Sample State, Sample Postcode



2



2



1



75m²

First Ad Price For Sale

Latest Ad Price Offers Over \$900,000

Listing Method -

Days on Market -

 0.2km from property



No photo available

3 Sample Place, Sample Suburb, Sample State, Sample Postcode



2



2



-



71m²

First Ad Price Offers Over \$799,000

Latest Ad Price Offers over \$745,000

Listing Method -

Days on Market -

 0.4km from property



No photo available

4 Sample Place, Sample Suburb, Sample State, Sample Postcode



2



2



1



5m²

First Ad Price Price Guide: \$850,000

Latest Ad Price Price Guide: \$850,000

Listing Method -

Days on Market -

 0.6km from property



No photo available

5 Sample Place, Sample Suburb, Sample State, Sample Postcode



2



2



-



73m²

First Ad Price \$739,000


Latest Ad Price \$739,000

Listing Method -





Days on Market -

 0.6km from property

Properties For Rent



- 

2 Sample Place, Sample Suburb, Sample State, Sample Postcode





			
2	2	1	132m ²

Rent Price **Not Disclosed** Days on Market -

Campaign Period 06 Feb 2024 - 23 Apr



 0.4km from property
-
- 

3 Sample Place, Sample Suburb, Sample State, Sample Postcode





			
2	2	1	75m ²

Rent Price **Not Disclosed** Days on Market -

Campaign Period 23 Jan 2024 - 21 Apr 2024



 0.6km from property
-
- 

4 Sample Place, Sample Suburb, Sample State, Sample Postcode





			
2	2	1	125m ²

Rent Price **Not Disclosed** Days on Market -

Campaign Period 09 Feb 2024 - 24 Apr


 0.8km from property
-
- 

5 Sample Place, Sample Suburb, Sample State, Sample Postcode






			
2	2	1	112m ²


Rent Price **Not Disclosed** Days on Market -

Campaign Period 31 Jan 2024 - 27 Apr 2024

 0.9km from property

Local School Details

School Address	Distance	School Type	Gender	Sector	Enrolments
 Sample State School 2 Sample Place, Sample Suburb, Sample State, Sample Postcode	0.8km	Primary	Mixed	Government	302
 Sample State Secondary College 3 Sample Place, Sample Suburb, Sample State, Sample Postcode	1.1km	Secondary	Mixed	Government	-
 Sample School 4 Sample Place, Sample Suburb, Sample State, Sample Postcode	0.2km	Combined	-	Non-Government	1544
 Sample Industry College 5 Sample Place, Sample Suburb, Sample State, Sample Postcode	0.4km	Secondary	Mixed	Non-Government	80
 Sample College 6 Sample Place, Sample Suburb, Sample State, Sample Postcode	0.5km	Secondary	Mixed	Non-Government	425

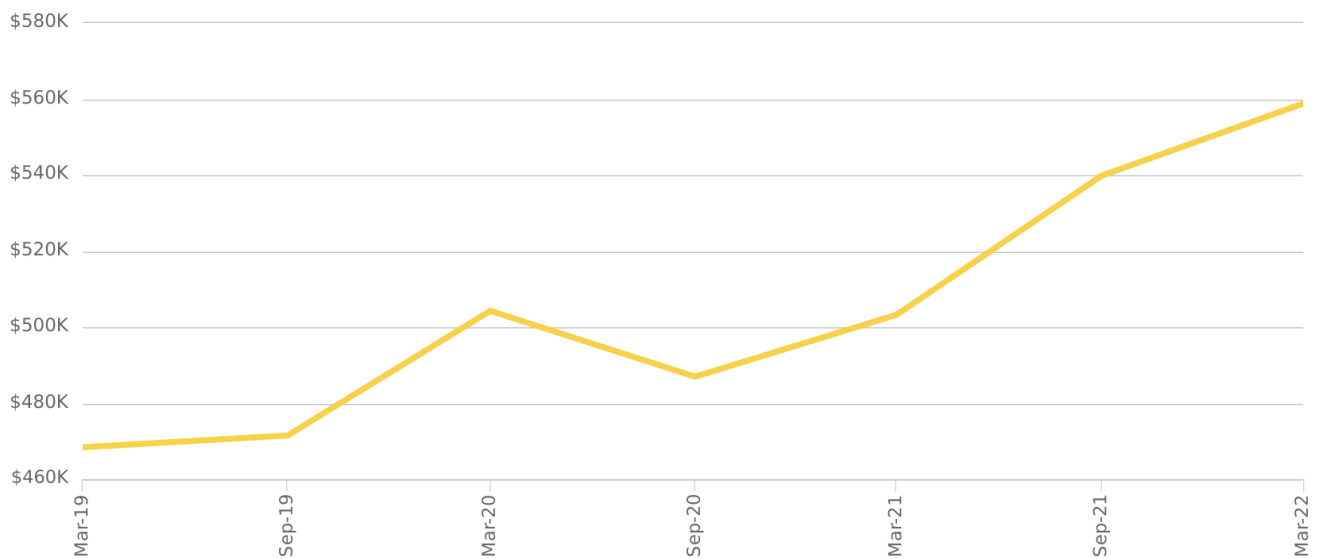
 Property within school catchment

 Property outside school catchment (government)/no catchment applies (non-government)

Sample City Insights - Units

Year Ending	Properties Sold	Median Value	Change in Median Value (12 months)
Mar 2022	-	\$558,796	▲ 11.02%
Mar 2021	-	\$503,289	▼ 0.20%
Mar 2020	-	\$504,319	▲ 7.65%
Mar 2019	-	\$468,443	▼ 1.43%

Median Value (monthly)



Disclaimers

Copyright

This publication reproduces materials and content owned or licenced by RP Data Pty Ltd trading as CoreLogic Asia Pacific (CoreLogic) and may include data, statistics, estimates, indices, photographs, maps, tools, calculators (including their outputs), commentary, reports and other information (CoreLogic Data).

Standard Disclaimer

The CoreLogic Data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

While CoreLogic uses commercially reasonable efforts to ensure the CoreLogic Data is current, CoreLogic does not warrant the accuracy, currency or completeness of the CoreLogic Data and to the full extent permitted by law excludes all loss or damage howsoever arising (including through negligence) in connection with the CoreLogic Data.

This publication contains data and statistics provided by the Australian Bureau of Statistics, available at <http://www.abs.gov.au/> and reproduced under Creative Commons Attribution 2.5 <http://creativecommons.org/licenses/by/2.5/au/legalcode>.

Mapping Data

Any map that is produced is not intended or designed to replace the certificate of title or land survey information. If you need a certificate of title or land survey information for any purpose then you can order these separately from CoreLogic or the relevant government body.

Development Approval Data

Any data or information containing development approval information (**Development Approval Data**) has been obtained from a variety of third party sources. The Development Approval Data: (a) is only available for about 60% of total building consents in Australia due to limitations with the collection of this data; (b) relies on the accuracy of the description against the Development Approval Data provided to CoreLogic by third parties; (c) may differ from the actual construction cost (where it contains an estimated construction cost) and (d) any errors in entry of property details may lead to incorrect Development Approval Data being provided and the recipient should always check the appropriateness of the information contained in the development approval report against the actual property or surrounding properties (including physical attributes of such property).

State and Territory Data

Based on or contains data provided by the State of Queensland (Department of Natural Resources and Mines) 2022. 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; more information at www.propertydatacodeofconduct.com.au

Estimated Value

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.

An Estimated Value is current only at the date of publication or supply. CoreLogic expressly excludes any warranties and representations that an Estimated Value is an accurate representation as to the market value of the subject property.

How to read the Estimated Value

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.



If you have any questions or concerns about the information in this report, please contact our customer care team.

Within Australia: **1300 734 318**
Email Us: **customercare@corelogic.com.au**