

IntelliVal Automated Valuation Estimate

Prepared on 30 January 2024



41 Lauder Street Ingle Farm SA 5098

Estimated Value:

\$665,000

Estimated Value Confidence:



Estimated Price Range:

\$619,000 - \$712,000

Property Attributes:



Year Built

1970



Land Area

653m²



Property Type

House



Land Use

House



Development Zoning

Residential

Sales History

Sale Date	Sale Price	Sale Type
13 Sep 2006	\$195,000	Consideration Represents Whole Interest For Property

Estimated Value as at 29 January 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 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



No photo
available



3



1



-



137m²



672m²

10 Leyton Avenue Ingle Farm SA 5098

Sold Price: \$640,000

Sold Date: 30 October 2023

Distance from Subject: 0.6km

Features: SAHT Conventional, Fair, 5 Main Rooms, Private, 5H DG ALF V SH, 1 Total Floors In Building



3



1



-



117m²



643m²

109 Maxwell Road Ingle Farm SA 5098

Sold Price: **\$607,000**

Sold Date: 19 January 2024

Distance from Subject: 0.9km

Features: Residential, fullyFenced, payTV, remoteGarage, study, vacuumSystem, Dishwasher



3



1



-



105m²



563m²

26 Grenada Avenue Ingle Farm SA 5098

Sold Price: \$600,000

Sold Date: 31 August 2023

Distance from Subject: 1km

Features: Contemporary, Average, 5 Main Rooms, fullyFenced, payTV, remoteGarage, study, vacuumSystem, Dishwasher,



*Agent Advised

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3	1	-	115m ²	619m ²

71 Maxwell Road Ingle Farm SA 5098

Sold Price: \$581,000

Sold Date: 16 October 2023

Distance from Subject: 1.3km

Features: SAHT Conventional, Average, Residential, 5 Main Rooms, Floorboards, fullyFenced, livingAreas, payTV, remoteGarage,

2	1	-	96m ²	682m ²

34 Baloo Street Ingle Farm SA 5098

Sold Price: \$650,000

Sold Date: 30 October 2023

Distance from Subject: 1km

Features: SAHT Conventional, Fair, 6 Main Rooms, Private, 5H CP V RM, 1 Total Floors In Building

3	1	-	114m ²	577m ²

38 Chapel Road Modbury North SA 5092

Sold Price: \$595,000

Sold Date: 06 June 2023

Distance from Subject: 1.8km

Features: Contemporary, Average, Residential, 5 Main Rooms, fullyFenced, payTV, remoteGarage, study, vacuumSystem, Dishwasher,



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Ingle Farm Insights: A Snapshot



Houses

Median Price

\$606,349

	Past Sales	Capital Growth
2023	165	↑ 7.16%
2022	166	↑ 25.41%
2021	180	↑ 19.95%
2020	143	↑ 10.50%
2019	158	↓ 1.92%

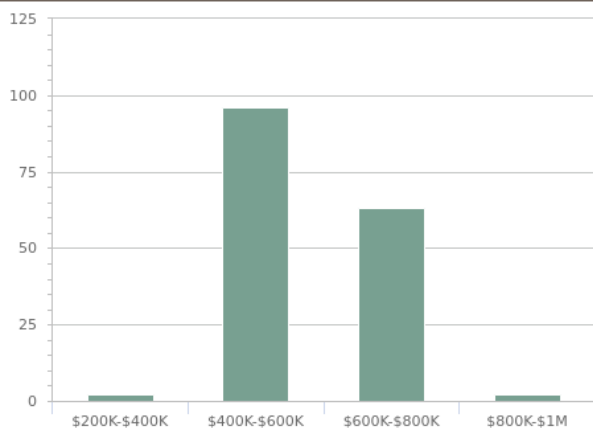
Units

Median Price

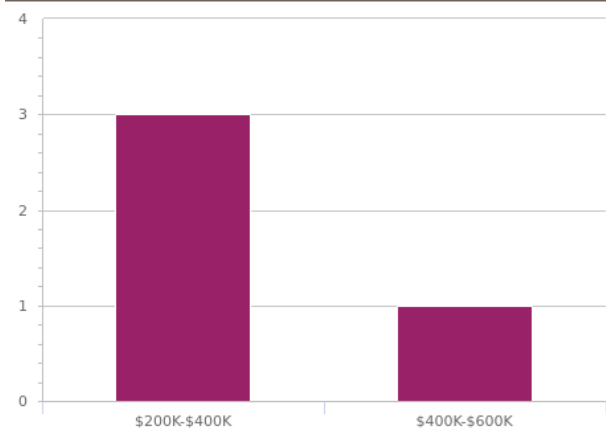
\$344,628

	Past Sales	Capital Growth
2023	4	↑ 36.01%
2022	17	↑ 5.65%
2021	7	↑ 7.63%
2020	14	↑ 7.46%
2019	5	↓ 0.79%

House Sales by Price (Past 12 Months)



Unit Sales by Price (Past 12 Months)



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How to read Estimated Value

The Confidence is based on a statistical calculation as to the probability of the Estimated Value being accurate compared to market value. The available confidence values returned are High, Medium-High, Medium, Medium-Low, and Low. An Estimated Value with a 'High' confidence is considered more reliable than an Estimated Value with a 'Medium-High', 'Medium', 'Medium-Low' 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 coloured 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>

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

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