



82 Charlotte Street Paddington QLD 4064

## » RP AUTOVAL Automated Valuation

Prepared On 11 September 2018



## >> PROPERTY DESCRIPTION



**82 Charlotte Street Paddington QLD 4064**

ESTIMATED VALUE: **\$975,727**

Estimated Price Range: **\$829,367 - \$1,122,086**

FSD\*  $\pm$  **15%**

(Forecast Standard Deviation)

*This estimate value has been compiled incorporating attribute data provided solely by RP Data and its suppliers.*

Attributes used for this model



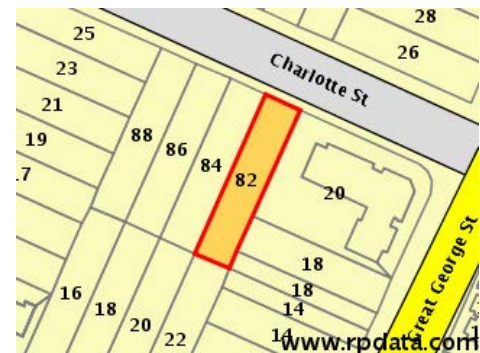
### Sales History

Sale Date	Sale Price	Sale Type
26 Feb 2015	\$672,500	Normal Sale

<b>Year Built:</b>	1940
<b>Floor Area:</b>	111m2
<b>Condition of Property:</b>	Average
<b>Property Type:</b>	HOUSE
<b>Land Use:</b>	Single Unit Dwelling
<b>LotPlan:</b>	17/RP19576 PADDINGTON QLD
<b>Last Sale Date/Price:</b>	26 Feb 2015, \$672,500

\* A Forecast Standard Deviation is an estimate of the variation between a modelled automated valuation and the market value of a property. A smaller FSD indicates our automated valuation is likely closer to the true market value of a property than a larger FSD.

## >> LOCATION HIGHLIGHTS



## >> PAST SALES

	<h3>184 Baroona Road Paddington, QLD, 4064</h3>								
<table border="1"> <tr><td><b>Sold Price:</b></td><td>\$829,250</td></tr> <tr><td><b>Sold Date:</b></td><td>12 Nov 2014</td></tr> <tr><td><b>Land Size:</b></td><td>405m2</td></tr> <tr><td><b>Distance From Subject:</b></td><td>1.18km</td></tr> </table>	<b>Sold Price:</b>	\$829,250	<b>Sold Date:</b>	12 Nov 2014	<b>Land Size:</b>	405m2	<b>Distance From Subject:</b>	1.18km	<p><b>Attributes:</b> 3 Beds, 2 Baths, 1 Car Spaces, 1 Lock Up Garages</p>
<b>Sold Price:</b>	\$829,250								
<b>Sold Date:</b>	12 Nov 2014								
<b>Land Size:</b>	405m2								
<b>Distance From Subject:</b>	1.18km								
	<h3>80 Charlotte Street Paddington, QLD, 4064</h3>								
<table border="1"> <tr><td><b>Sold Price:</b></td><td>\$570,000</td></tr> <tr><td><b>Sold Date:</b></td><td>28 Jun 2014</td></tr> <tr><td><b>Land Size:</b></td><td>235m2</td></tr> <tr><td><b>Distance From Subject:</b></td><td>0.07km</td></tr> </table>	<b>Sold Price:</b>	\$570,000	<b>Sold Date:</b>	28 Jun 2014	<b>Land Size:</b>	235m2	<b>Distance From Subject:</b>	0.07km	<p><b>Attributes:</b> 3 Beds, 1 Baths, 2 Car Spaces, 2 Lock Up Garages</p>
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<b>Land Size:</b>	235m2								
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	<h3>84 Charlotte Street Paddington, QLD, 4064</h3>								
<table border="1"> <tr><td><b>Sold Price:</b></td><td>\$745,000</td></tr> <tr><td><b>Sold Date:</b></td><td>11 Feb 2014</td></tr> <tr><td><b>Land Size:</b></td><td>450m2</td></tr> <tr><td><b>Distance From Subject:</b></td><td>0.01km</td></tr> </table>	<b>Sold Price:</b>	\$745,000	<b>Sold Date:</b>	11 Feb 2014	<b>Land Size:</b>	450m2	<b>Distance From Subject:</b>	0.01km	<p><b>Attributes:</b> 3 Beds, 1 Baths, 2 Car Spaces</p>
<b>Sold Price:</b>	\$745,000								
<b>Sold Date:</b>	11 Feb 2014								
<b>Land Size:</b>	450m2								
<b>Distance From Subject:</b>	0.01km								
	<h3>86 Charlotte Street Paddington, QLD, 4064</h3>								
<table border="1"> <tr><td><b>Sold Price:</b></td><td>\$700,000</td></tr> <tr><td><b>Sold Date:</b></td><td>28 Nov 2015</td></tr> <tr><td><b>Land Size:</b></td><td>450m2</td></tr> <tr><td><b>Distance From Subject:</b></td><td>0.02km</td></tr> </table>	<b>Sold Price:</b>	\$700,000	<b>Sold Date:</b>	28 Nov 2015	<b>Land Size:</b>	450m2	<b>Distance From Subject:</b>	0.02km	<p><b>Attributes:</b> 4 Beds, 1 Baths, 1 Car Spaces, 1 Lock Up Garages</p>
<b>Sold Price:</b>	\$700,000								
<b>Sold Date:</b>	28 Nov 2015								
<b>Land Size:</b>	450m2								
<b>Distance From Subject:</b>	0.02km								
	<h3>35 Collingwood Street Paddington, QLD, 4064</h3>								
<table border="1"> <tr><td><b>Sold Price:</b></td><td>\$815,000</td></tr> <tr><td><b>Sold Date:</b></td><td>20 Sep 2014</td></tr> <tr><td><b>Land Size:</b></td><td>319m2</td></tr> <tr><td><b>Distance From Subject:</b></td><td>1.00km</td></tr> </table>	<b>Sold Price:</b>	\$815,000	<b>Sold Date:</b>	20 Sep 2014	<b>Land Size:</b>	319m2	<b>Distance From Subject:</b>	1.00km	<p><b>Attributes:</b> 3 Beds, 1 Baths, 1 Car Spaces, 1 Lock Up Garages</p>
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	<h3>12 Guthrie Street Paddington, QLD, 4064</h3>								
<table border="1"> <tr><td><b>Sold Price:</b></td><td>\$790,000</td></tr> <tr><td><b>Sold Date:</b></td><td>15 Nov 2016</td></tr> <tr><td><b>Land Size:</b></td><td>455m2</td></tr> <tr><td><b>Distance From Subject:</b></td><td>0.32km</td></tr> </table>	<b>Sold Price:</b>	\$790,000	<b>Sold Date:</b>	15 Nov 2016	<b>Land Size:</b>	455m2	<b>Distance From Subject:</b>	0.32km	<p><b>Attributes:</b> 3 Beds, 1 Baths, 1 Car Spaces, 1 Lock Up Garages</p>
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## >> PADDINGTON STATISTICS - A SNAP SHOT

Incorporating RP Data's Suburb Scorecard

### PADDINGTON - Median Price

Period	Median Price for Houses	Median Price for Units
2018	\$1,060,000	\$539,000

### PADDINGTON - Past Sales - Houses

2018	2017	2016	2015	2014	2013	2012	2011	2010	2009
65	147	155	151	178	144	101	110	150	129

### PADDINGTON - Past Sales - Units

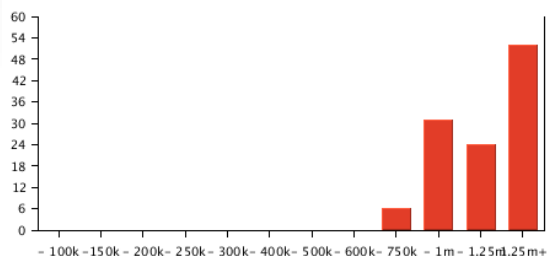
2018	2017	2016	2015	2014	2013	2012	2011	2010	2009
32	73	79	64	85	74	62	59	64	98

### Capital Growth

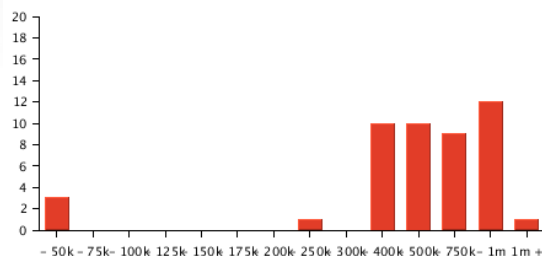
Period	Capital Growth % Houses	Capital Growth % Units
2017	6%	-1.1%
2016	11.1%	2.3%
2015	0.1%	13.3%
2014	9%	-8.7%

### Sales By Price (Past 12 Months)

#### Houses



#### Units



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## >> THANK YOU

Thank you for your interest in our RP Estimates. We appreciate your business and wish you luck with your future property transactions.

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

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Email us:              [customercare@corelogic.com.au](mailto:customercare@corelogic.com.au)

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