

5 Dorian Crescent Sippy Downs QLD 4556

» RP AUTOVAL  
Automated Valuation

Prepared On 21 July 2018



May 18

CoreLogic

## >> PROPERTY DESCRIPTION



### 5 Dorian Crescent Sippy Downs QLD 4556

ESTIMATED VALUE: **\$408,173**

Estimated Price Range: **\$379,600 - \$436,745**

FSD\*  $\pm$  **7%**

(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



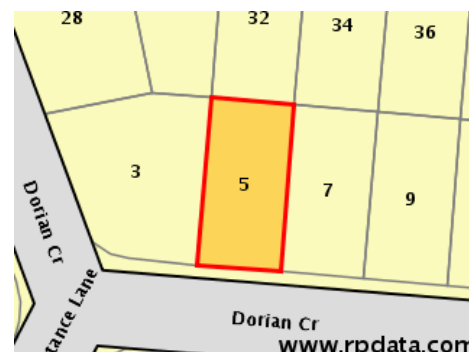
#### Sales History

Sale Date	Sale Price	Sale Type
14 Nov 2001	\$173,000	Normal Sale











<b>Year Built:</b>	2001
<b>Floor Area:</b>	112m2
<b>Condition of Property:</b>	Average
<b>Property Type:</b>	HOUSE
<b>Land Use:</b>	Single Unit Dwelling
<b>LotPlan:</b>	114/SP143013 SIPPY DOWNS QLD
<b>Last Sale Date/Price:</b>	14 Nov 2001, \$173,000

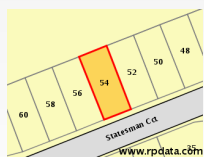
\* A Forecast Standard Deviation is an estimate of the variation between a modelled automated valuation and the market value of a property. A smaller FSD indicates our automated valuation is likely closer to the true market value of a property than a larger FSD.

## >> LOCATION HIGHLIGHTS



## >> PAST SALES

	<h3>22 Bernheid Crescent Sippy Downs, QLD, 4556</h3>									
<table border="1"> <tbody> <tr> <td><b>Sold Price:</b></td> <td>\$470,000</td> </tr> <tr> <td><b>Sold Date:</b></td> <td>19 Mar 2018</td> </tr> <tr> <td><b>Land Size:</b></td> <td>435m2</td> </tr> <tr> <td><b>Distance From Subject:</b></td> <td>0.69km</td> </tr> </tbody> </table>		<b>Sold Price:</b>	\$470,000	<b>Sold Date:</b>	19 Mar 2018	<b>Land Size:</b>	435m2	<b>Distance From Subject:</b>	0.69km	<p><b>Attributes:</b> 3 Beds, 2 Baths, 2 Car Spaces, 2 Lock Up Garages, 1 Ensuites</p>
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<table border="1"> <tbody> <tr> <td><b>Sold Price:</b></td> <td>\$462,100</td> </tr> <tr> <td><b>Sold Date:</b></td> <td>17 May 2018</td> </tr> <tr> <td><b>Land Size:</b></td> <td>450m2</td> </tr> <tr> <td><b>Distance From Subject:</b></td> <td>0.12km</td> </tr> </tbody> </table>		<b>Sold Price:</b>	\$462,100	<b>Sold Date:</b>	17 May 2018	<b>Land Size:</b>	450m2	<b>Distance From Subject:</b>	0.12km	<p><b>Attributes:</b> 4 Beds, 2 Baths, 2 Car Spaces, 2 Lock Up Garages</p>
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<b>Sold Date:</b>	17 May 2018									
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	<h3>25 Explorer Street Sippy Downs, QLD, 4556</h3>									
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## 54 Statesman Circuit Sippy Downs, QLD, 4556



<b>Sold Price:</b>	\$430,000
<b>Sold Date:</b>	5 Jul 2017
<b>Land Size:</b>	525m2
<b>Distance From Subject:</b>	0.30km

**Attributes:**  
 3 Beds, 2 Baths, 2 Car Spaces, 2 Lock Up Garages, 1 Ensuities

## >> SIPPY DOWNS STATISTICS - A SNAP SHOT

Incorporating RP Data's Suburb Scorecard

### SIPPY DOWNS - Median Price

Period	Median Price for Houses	Median Price for Units
2018	\$495,000	\$362,500

### SIPPY DOWNS - Past Sales - Houses

2018	2017	2016	2015	2014	2013	2012	2011	2010	2009
64	185	211	213	195	187	150	93	169	214

### SIPPY DOWNS - Past Sales - Units

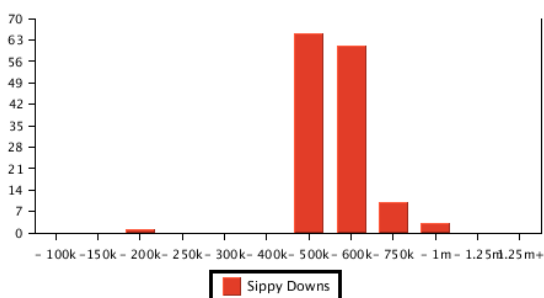
2018	2017	2016	2015	2014	2013	2012	2011	2010	2009
11	42	84	132	31	63	47	40	45	60

### Capital Growth

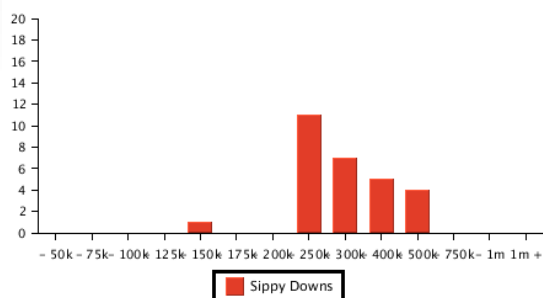
Period	Capital Growth % Houses	Capital Growth % Units
2017	4.2%	-0.1%
2016	4.4%	0.7%
2015	3.4%	10.9%
2014	6.8%	4.2%

### 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.

### Contact CoreLogic:

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

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