

# IntelliVal Automated Valuation Estimate

Prepared on 25 August 2022



Estimated Value:

**\$940,000**

Estimated Value Confidence:



Low

High

Estimated Price Range:

**\$858,000 - \$1,027,000**

Property Attributes:



3



2



2



127m<sup>2</sup>



Year Built

1999



Land Area

450m<sup>2</sup>



Property Type

House



Land Use

Single Unit Dwelling



Development Zoning

Residential a

## Sales History

Sale Date	Sale Price	Sale Type
19 Sep 2014	\$475,000	Normal Sale
29 Feb 2004	\$315,000	Normal Sale
18 Aug 1999	\$157,900	Normal Sale

Estimated Value as at 22 August 2022. 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



 3    
  2    
  2    
  130m<sup>2</sup>    
  500m<sup>2</sup>

**Sold Price:** \$900,000

**Sold Date:** 12 March 2022

**Distance from Subject:** 0.3km

**Features:** Ldr Low Density Residential, Dishwasher



 3    
  2    
  2    
  147m<sup>2</sup>    
  450m<sup>2</sup>

**Sold Price:** \$900,000

**Sold Date:** 13 April 2022

**Distance from Subject:** 0.4km

**Features:** Ldr Low Density Residential



 3    
  2    
  2    
  126m<sup>2</sup>    
  450m<sup>2</sup>

**Sold Price:** \$980,000

**Sold Date:** 10 May 2022

**Distance from Subject:** 0.4km

**Features:** Ldr Low Density Residential, Stainless Steel Appliances, 1 Toilets, Shed

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 3    
  2    
  2    
  123m<sup>2</sup>    
  450m<sup>2</sup>

**Sold Price:** \$900,000

**Sold Date:** 22 March 2022

**Distance from Subject:** 0.4km

**Features:** Ldr Low Density Residential, 1 No of Study Rooms, Courtyard



 3    
  2    
  2    
  136m<sup>2</sup>    
  450m<sup>2</sup>

**Sold Price:** \$800,000

**Sold Date:** 28 June 2022

**Distance from Subject:** 1.3km

**Features:** Ldr Low Density Residential, 5 Other Rooms



 4    
  2    
  2    
  122m<sup>2</sup>    
  451m<sup>2</sup>

**Sold Price:** \$899,000

**Sold Date:** 21 March 2022

**Distance from Subject:** 0.1km

**Features:** Ldr Low Density Residential, Courtyard, Dishwasher, Shed

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## Wakerley Insights: A Snapshot



### Houses

Median Price

**\$1,213,312**

	Past Sales	Capital Growth
2022	152	↑ 33.13%
2021	159	↑ 15.12%
2020	127	↑ 3.73%
2019	114	↑ 1.89%
2018	145	↑ 2.10%

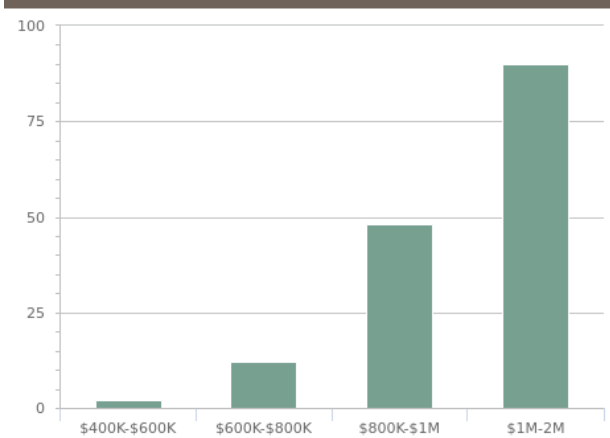
### Units

Median Price

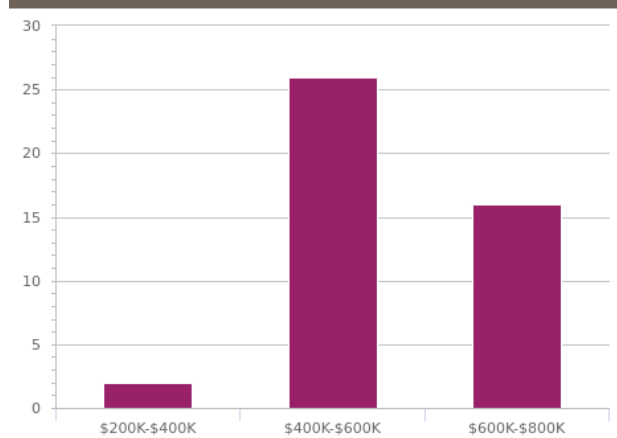
**\$572,426**

	Past Sales	Capital Growth
2022	44	↑ 32.41%
2021	47	↑ 5.73%
2020	32	↓ 3.00%
2019	31	↑ 5.43%
2018	26	↓ 7.34%

### House Sales by Price (Past 12 Months)



### Unit Sales by Price (Past 12 Months)



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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>

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Within Australia: **1300 734 318**  
Email Us: **[customercare@corelogic.com.au](mailto:customercare@corelogic.com.au)**