

	Historical Value	Valuations past years	Market Value carried forward from 2020 year	Notes	Estimated Value 30/06/2021	Estimated Value Increase/(decrease) 30/06/2021
11/38-42 Bridge St Sydney NSW	\$ 307,250.50	311533.5	\$ 618,784.00	1	710000 \$	91,216.00
2/87 Dee Why Pde Dee Why N	\$ 497,232.27	659457.18	\$ 1,156,689.45	2	1400000 \$	243,310.55

Note 1 : The property valuation has been appraised using RP Data CoreLogic as per the below extract. Eventhough the report is not showing the high confidence in the market appraisal, a conservative approach ahs been taken an dmarket movement upward has been adopted.

**IntelliVal Automated Valuation Estimate**  
Prepared on 08 November 2021

**606/38-42 Bridge Street Sydney NSW 2000**

Estimated Value: **\$710,000**

Estimated Value Confidence:

Estimated Price Range: **\$582,000 - \$837,000**

Property Attributes:

- 1 Car Space
- 1 Kitchen
- 1 Bathroom
- 36m<sup>2</sup> Area

Year Built: 1966 | Land Area: 675m<sup>2</sup> | Property Type: Unit | Land Use: | Development Zoning: Sydney county centre

**Sales History**

Sale Date	Sale Price	Sale Type
16 Jul 1996	\$280,890	Unknown

Estimated Value as at 01 November 2021. 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.

Note 2: The property has been disposed on 1st October 2021 as per below extract from realestate.com.au, for a consideration of \$1,575,000. Property valuation estimate as of 30th June has been adopted to be \$1,400,000. Considering the September quarter of 2021 prices increase in the given area, it is believed that a conservative approach has been taken in the sting the valuation of \$1.4 million at 30th June 2021.

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2/87 Dee Why Parade, Dee Why, NSW 2099

**SOLD**

\$1,575,000  
Sold on 01 Oct 2021

Property History