

IntelliVal Automated Valuation Estimate

Prepared on 08 September 2021



803/8 Broughton Road Artarmon NSW 2064

Estimated Value:

\$985,000

Estimated Value Confidence:



Estimated Price Range:

\$878,000 - \$1,095,000

Property Attributes:



2



1



2



94m²



Year Built

1974



Land Area

2,384m²



Property Type

Unit



Land Use

-



Development Zoning

Undetermined or village

Sales History

Sale Date	Sale Price	Sale Type
28 Feb 2019	\$895,000	Unknown
21 Oct 2009	\$560,000	Unknown
22 Apr 2005	\$420,000	Unknown

Estimated Value as at 06 September 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.

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Location Highlights



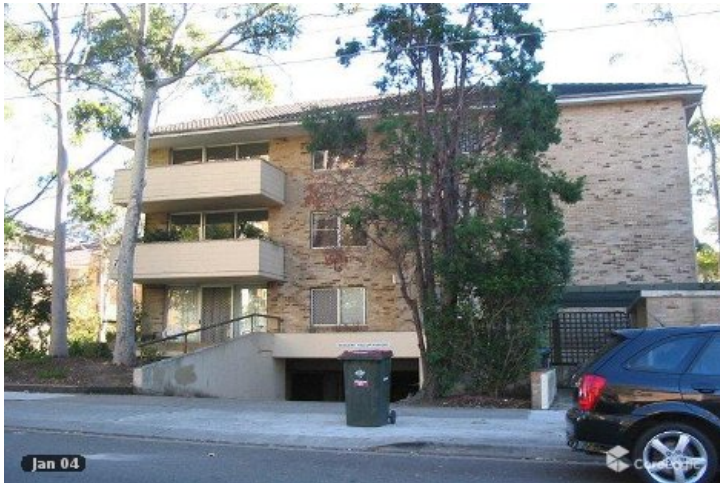
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Recently Sold Properties



2 1 1 2,442m²

29/7 Broughton Road Artarmon
NSW 2064

Sold Price: \$950,000

Sold Date: 28 June 2021

Distance from Subject: 0.1km

Features: N, High Density Residential, 2 Floor
Level Of Unit, 1 No. Floor Levels Inside Unit,
RESIDENTIAL



2 1 1 2,781m²

604/5 Jersey Road Artarmon
NSW 2064

Sold Price: \$1,100,000

Sold Date: 02 July 2021

Distance from Subject: 0.1km

Features: SW, High Density Residential, 6 Floor
Level Of Unit, 1 No. Floor Levels Inside Unit,
Built-In Wardrobes, Close to Schools, Close to



2 1 1 -

7/6 Francis Road Artarmon
NSW 2064

Sold Price: \$905,000

Sold Date: 21 April 2021

Distance from Subject: 0.1km

Features: W, High Density Residential, 2 Floor
Level Of Unit, Internal Laundry, 1 No. Floor
Levels Inside Unit, Bath, Dishwasher,

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2 1 1 2,812m²

903/4 Broughton Road Artarmon NSW 2064

Sold Price: \$1,120,000

Sold Date: 26 May 2021

Distance from Subject: 0.1km

Features: NW, High Density Residential, 9 Floor Level Of Unit, 1 No. Floor Levels Inside Unit, RESIDENTIAL, District View



2 1 1 2,799m²

904/4 Francis Road Artarmon NSW 2064

Sold Price: \$1,020,000

Sold Date: 26 June 2021

Distance from Subject: 0.1km

Features: S, High Density Residential, 9 Floor Level Of Unit, 1 No. Floor Levels Inside Unit, RESIDENTIAL



2 1 1 2,823m²

5/6 Buller Road Artarmon NSW 2064

Sold Price: \$912,000

Sold Date: 29 May 2021

Distance from Subject: 0.2km

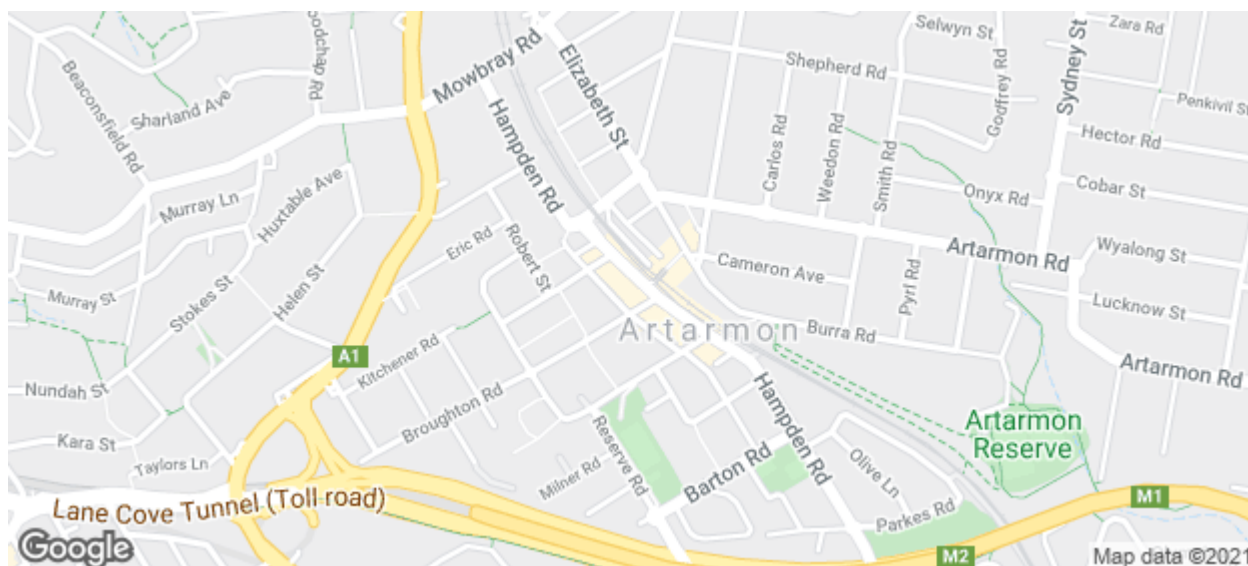
Features: E, Medium Density Residential, 3 Floor Level Of Unit, 1 No. Floor Levels Inside Unit, RESIDENTIAL

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Artarmon Insights: A Snapshot



Houses

Median Price

\$3,097,477

	Past Sales	Capital Growth
2021	34	↑ 5.61%
2020	31	↑ 27.18%
2019	21	↓ 14.37%
2018	25	↓ 9.71%
2017	33	↑ 30.75%

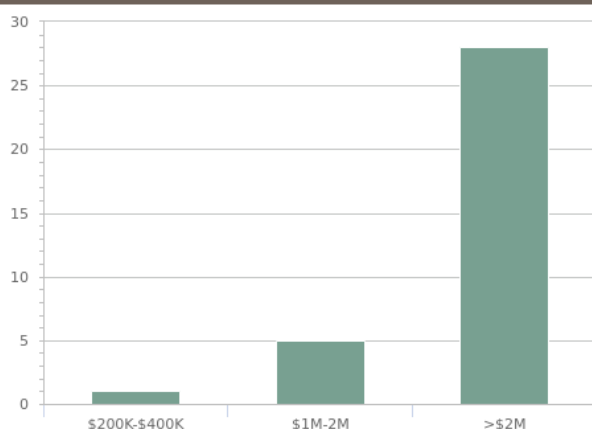
Units

Median Price

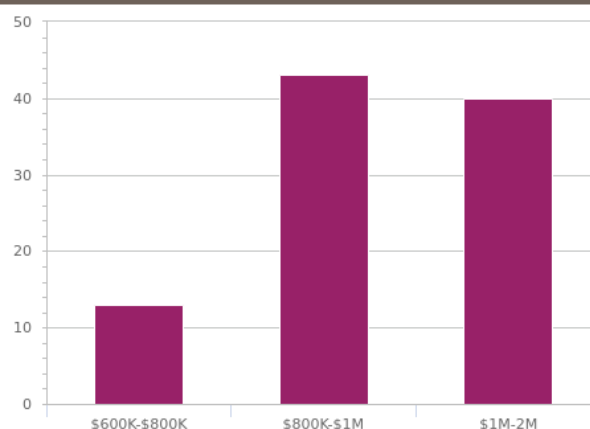
\$985,873

	Past Sales	Capital Growth
2021	96	↓ 5.20%
2020	84	↑ 24.06%
2019	79	↓ 10.74%
2018	94	↓ 1.12%
2017	114	↑ 13.91%

House Sales by Price (Past 12 Months)



Unit Sales by Price (Past 12 Months)



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Confidence is displayed as a colour coded range with red representing low confidence, through to amber which represents medium confidence to green for higher confidence.



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