

# IntelliVal Automated Valuation Estimate



20 Dangar Circuit Medowie NSW 2318

Estimated Value:

**\$430,000**

Estimated Value Confidence:



Low

High

Estimated Price Range:

**\$369,000 - \$489,000**

Property Attributes:



3



1



1



109m<sup>2</sup>



Year Built

-



Land Area

600m<sup>2</sup>



Property Type

House



Land Use

-



Development Zoning

Residential

## Sales History

Sale Date	Sale Price	Sale Type
09 May 2006	\$265,000	Unknown
09 Apr 2001	\$38,000	Unknown

Estimated Value as at 12 April 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.

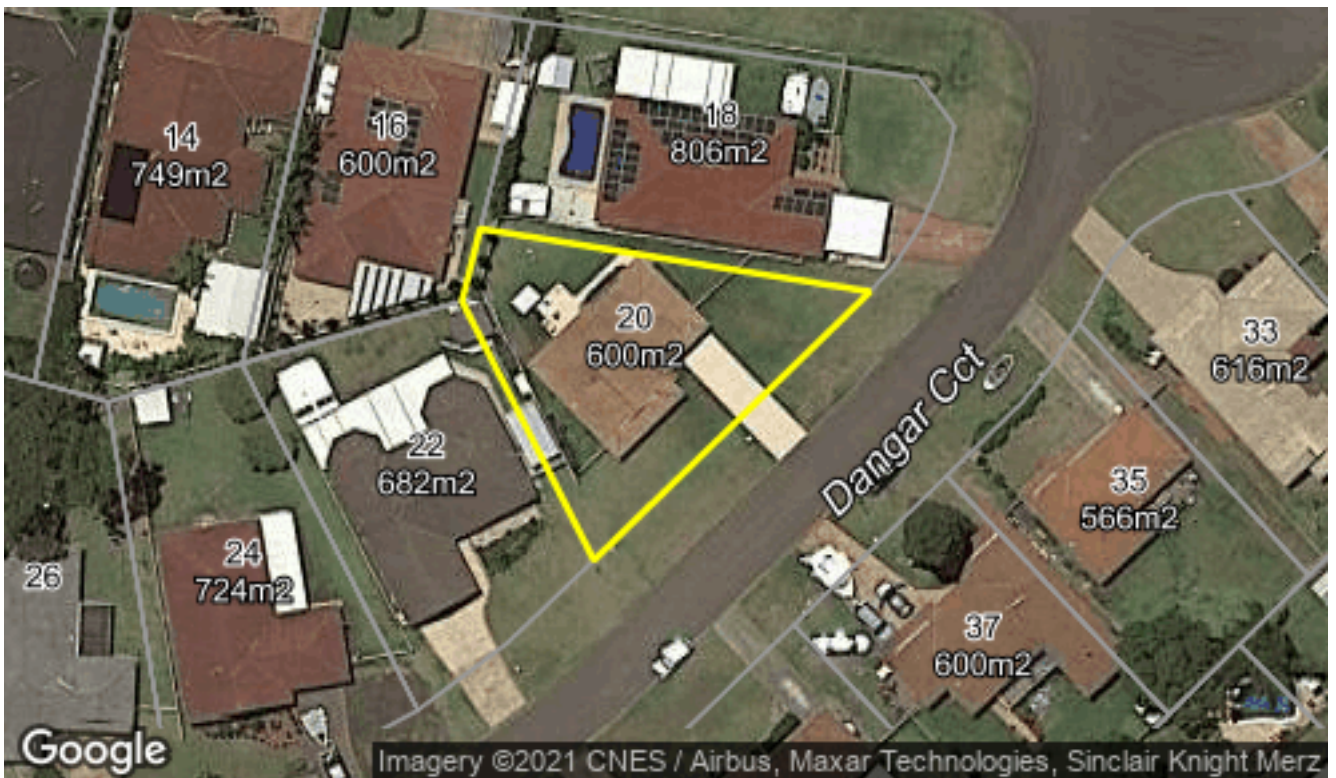
For further information about confidence levels, please refer to the end of this document.

CoreLogic IntelliVal Automated Valuation Estimate

# 20 Dangar Circuit Medowvie NSW 2318

Prepared on 18 April 2021

## Location Highlights



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## Recently Sold Properties



 3   
  1   
  2   
  124m<sup>2</sup>   
  589m<sup>2</sup>

**29 Coolabah Road Medowie NSW 2318**

**Sold Price:** \$450,000

**Sold Date:** 03 February 2021

**Distance from Subject:** 0.3km

**Features:** Low Density Residential, 1 Dining Rooms, Dishwasher, Carpet Floor, 1 Other Rooms, RESIDENTIAL, 1 Toilets, 1 Total Floors In



 3   
  1   
  1   
  94m<sup>2</sup>   
  593m<sup>2</sup>

**20 Coolabah Road Medowie NSW 2318**

**Sold Price:** **\$438,000**

**Sold Date:** 10 March 2021

**Distance from Subject:** 0.3km

**Features:** Low Density Residential, Residential, Park View



 3   
  1   
  2   
  106m<sup>2</sup>   
  617m<sup>2</sup>

**7 Coolabah Road Medowie NSW 2318**

**Sold Price:** \$462,500

**Sold Date:** 29 January 2021

**Distance from Subject:** 0.5km

**Features:** Low Density Residential, Dishwasher, RESIDENTIAL, 1 Total Floors In Building

**\*Agent Advised**

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3 1 2 93m<sup>2</sup> 557m<sup>2</sup>

## 11 Casuarina Avenue Medowie NSW 2318

Sold Price: \$415,000

Sold Date: 08 January 2021

Distance from Subject: 0.5km

Features: Low Density Residential, Dishwasher, Granite Bench Tops, Dishwasher, RESIDENTIAL, 1 Toilets



3 1 1 120m<sup>2</sup> 557m<sup>2</sup>

## 13 Casuarina Avenue Medowie NSW 2318

Sold Price: \$450,000

Sold Date: 18 January 2021

Distance from Subject: 0.5km

Features: Low Density Residential, RESIDENTIAL



3 1 1 94m<sup>2</sup> 536m<sup>2</sup>

## 45 Rosewood Drive Medowie NSW 2318

Sold Price: \$480,000

Sold Date: 08 February 2021

Distance from Subject: 0.6km

Features: Low Density Residential, Dishwasher, Timber Floor, RESIDENTIAL

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## Medowie Insights: A Snapshot



### Houses

Median Price

**\$558,117**

	Past Sales	Capital Growth
2021	215	↑ 10.54%
2020	197	↑ 2.12%
2019	192	↑ 3.25%
2018	202	↑ 2.72%
2017	190	↑ 6.89%

### Units

Median Price

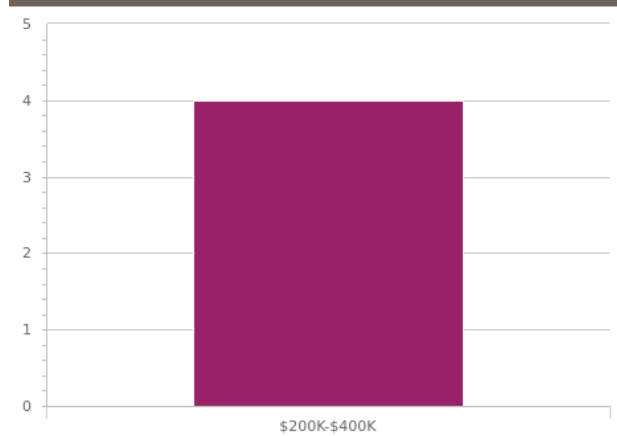
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	Past Sales	Capital Growth
2021	4	- -
2020	2	- -
2019	2	- -
2018	3	- -
2017	3	- -

### 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. An Estimated Value with a 'High' confidence is considered more reliable than an Estimated Value with a 'Medium' 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 colour 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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