

IntelliVal Automated Valuation Estimate

Prepared on 08 July 2022



4/12-14 Wentworth Road North Homebush NSW 2140

Estimated Value:

\$745,000

Estimated Value Confidence:



Low

High

Estimated Price Range:

\$663,000 - \$827,000

Property Attributes:



Year Built

1998



Land Area

3,495m²



Property Type

Unit



Land Use

-



Development Zoning

Residential

Sales History

Sale Date	Sale Price	Sale Type
14 Feb 2013	\$500,000	Unknown
13 Jun 2002	\$347,000	Unknown
06 Apr 1999	\$235,000	Unknown

Estimated Value as at 04 July 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.

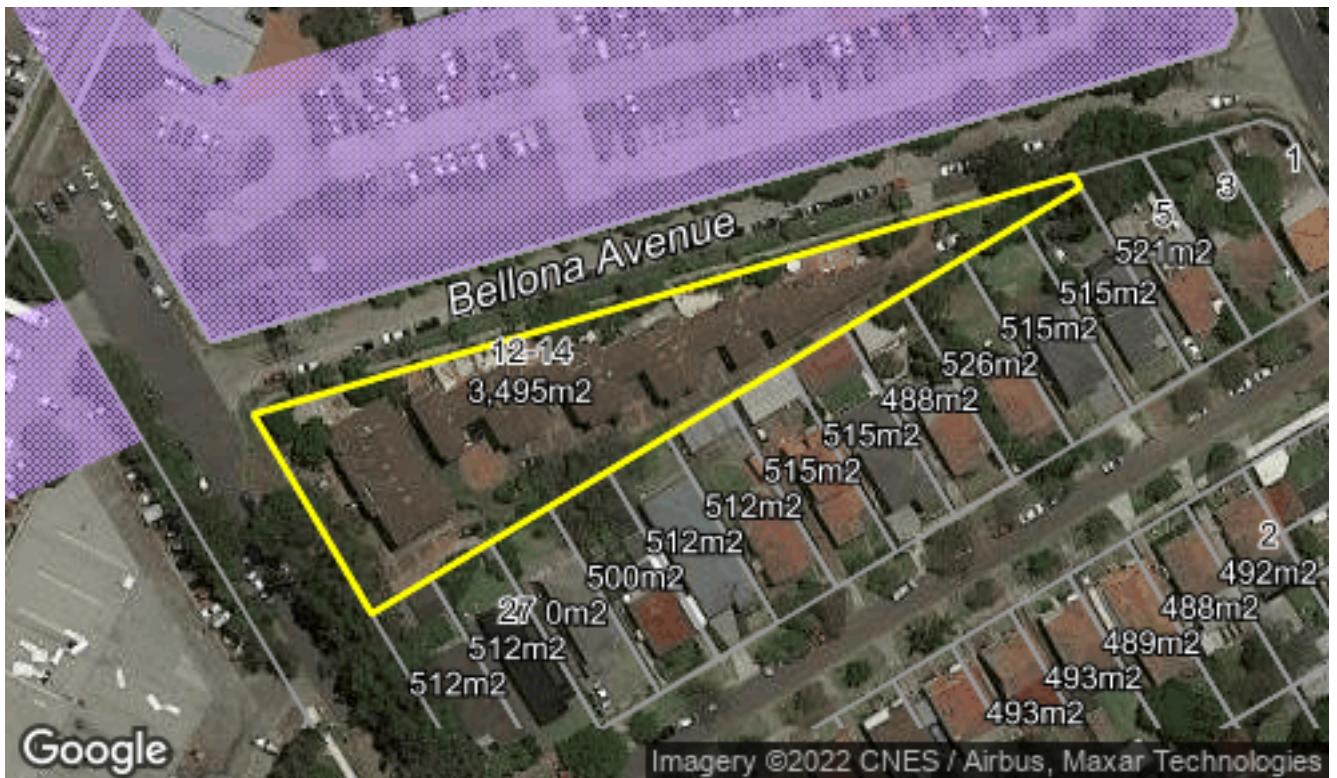
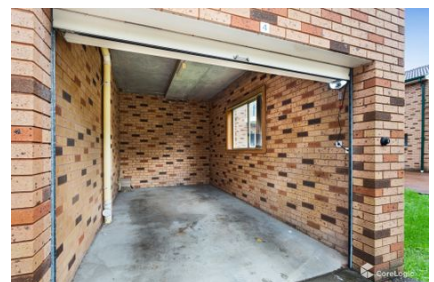
For further information about confidence levels, please refer to the end of this document.

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Location Highlights



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Recently Sold Properties



No photo
available



2



2



-



101m²

312/218 Parramatta Road
Homebush NSW 2140

Sold Price: \$650,000

Sold Date: 11 March 2022

Distance from Subject: 0.5km

Features: RESIDENTIAL



2



2



-



103m²

403/218 Parramatta Road
Homebush NSW 2140

Sold Price: \$700,000

Sold Date: 19 January 2022

Distance from Subject: 0.5km

Features: RESIDENTIAL



2



2



1



102m²

43/208 Parramatta Road
Homebush NSW 2140

Sold Price: \$668,000

Sold Date: 30 May 2022

Distance from Subject: 0.5km

Features: Floorboards, Dishwasher,
RESIDENTIAL



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2 2 1 108m²

804/153 Parramatta Road
Homebush NSW 2140

Sold Price: \$670,000

Sold Date: 30 March 2022

Distance from Subject: 0.6km

Features: RESIDENTIAL



2 2 1 -

608/85 Park Road Homebush
NSW 2140

Sold Price: \$659,000

Sold Date: 29 April 2022

Distance from Subject: 0.6km

Features: Floorboards, Courtyard, RESIDENTIAL



2 2 1 -

701/85 Park Road Homebush
NSW 2140

Sold Price: \$662,500

Sold Date: 16 February 2022

Distance from Subject: 0.6km

Features: Internal Laundry, Bath, Broadband internet access, Dishwasher, Gas, RESIDENTIAL, 2 Toilets

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Homebush Insights: A Snapshot



Houses

Median Price

\$2,462,118

	Past Sales	Capital Growth
2022	25	↑ 26.71%
2021	17	↓ 4.15%
2020	15	↑ 19.38%
2019	16	↓ 6.46%
2018	20	↓ 19.77%

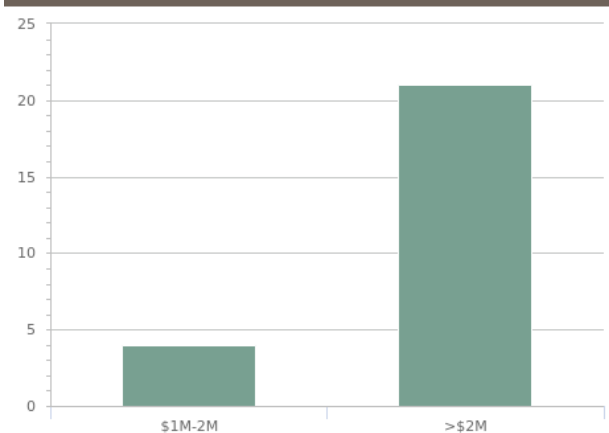
Units

Median Price

\$663,520

	Past Sales	Capital Growth
2022	239	↑ 6.70%
2021	265	↓ 6.18%
2020	276	↑ 6.33%
2019	176	↓ 6.49%
2018	288	↓ 1.73%

House Sales by Price (Past 12 Months)



Unit Sales by Price (Past 12 Months)



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How to read Estimated Value

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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