

IntelliVal Automated Valuation Estimate

Prepared on 05 July 2023



11 Innisfail Road Wakeley NSW 2176

Estimated Value:

\$1,040,000

Estimated Value Confidence:



Low

High

Estimated Price Range:

\$930,000 - \$1,160,000

Property Attributes:



3



1



4



133m²



Year Built

1980



Land Area

552m²



Property Type

House



Land Use

-



Development Zoning

Residential

Sales History

Sale Date	Sale Price	Sale Type
14 Nov 2017	\$825,000	Unknown

Estimated Value as at 03 July 2023. 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 1 2 100m² 565m²

12 Whyalla Close Wakeley NSW 2176

Sold Price: \$966,000

Sold Date: 11 February 2023

Distance from Subject: 0.1km

Features: Low Density Residential, Internal Laundry, Gas, RESIDENTIAL, 1983 Year Building Refurbished



3 1 - 134m² 558m²

29 Bulls Road Wakeley NSW 2176

Sold Price: \$1,010,000

Sold Date: 08 March 2023

Distance from Subject: 0.3km

Features: Low Density Residential, Timber Floor, RESIDENTIAL, 2 Toilets, 2000 Year Building Refurbished



3 1 1 120m² 550m²

19 Dorset Close Wakeley NSW 2176

Sold Price: **\$1,110,000**

Sold Date: 10 June 2023

Distance from Subject: 0.8km

Features: Air-Conditioning, Low Density Residential, Floorboards, Built-In Wardrobes, Close to Schools, Close to Transport,

***Agent Advised**

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3 1 2 145m² 591m²

11 Morton Close Wakeley NSW 2176

Sold Price: \$950,000

Sold Date: 09 November 2022

Distance from Subject: 0.5km

Features: Low Density Residential, RESIDENTIAL, 1 Toilets



3 1 1 95m² 626m²

144 Thorney Road Fairfield West NSW 2165

Sold Price: \$925,000

Sold Date: 13 April 2023

Distance from Subject: 0.5km

Features: Low Density Residential, RESIDENTIAL



3 1 2 110m² 558m²

7 Warren Place Wakeley NSW 2176

Sold Price: \$915,000

Sold Date: 27 October 2022

Distance from Subject: 0.5km

Features: Low Density Residential, RESIDENTIAL

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Wakeley Insights: A Snapshot



Houses

Median Price

\$933,340

	Past Sales	Capital Growth
2023	33	↓ 2.23%
2022	32	↑ 25.70%
2021	22	↑ 1.64%
2020	17	↑ 19.36%
2019	28	↓ 16.67%

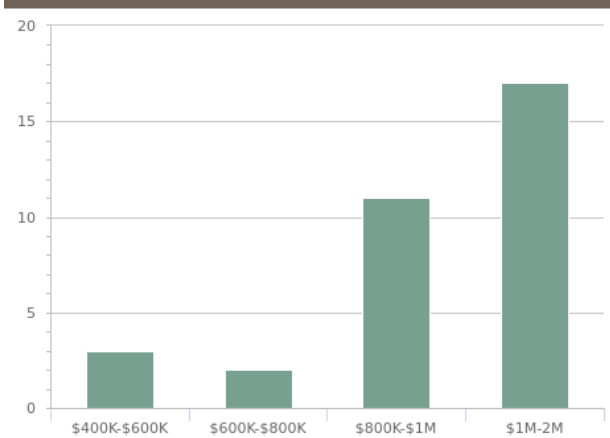
Units

Median Price

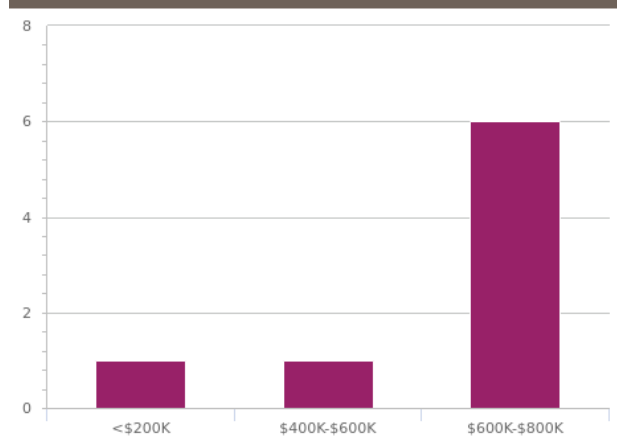
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	Past Sales	Capital Growth
2023	8	- -
2022	9	- -
2021	10	- -
2020	6	- -
2019	7	- -

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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