

IntelliVal Automated Valuation Estimate

Prepared on 26 October 2021



10 Kibbler Street Cowra NSW 2794

Estimated Value:

\$350,000

Estimated Value Confidence:



Low

High

Estimated Price Range:

\$275,000 - \$422,000

Property Attributes:



4



1



1



152m²



Year Built

-



Land Area

765m²



Property Type

House



Land Use

-



Development Zoning

Undetermined or village

Sales History

Sale Date	Sale Price	Sale Type
02 Jul 2018	\$288,000	Unknown

Estimated Value as at 25 October 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



4 1 2 161m² 678m²

34 Coota Street Cowra NSW 2794

Sold Price: \$390,000

Sold Date: 13 July 2021

Distance from Subject: 0.7km

Features: General Residential, Dishwasher, Timber Floor, RESIDENTIAL, 2 Toilets, Shed



3 1 3 106m² 982m²

28 Newcombe Street Cowra NSW 2794

Sold Price: \$380,000

Sold Date: 17 June 2021

Distance from Subject: 0.2km

Features: General Residential, RESIDENTIAL



3 1 1 151m² 809m²

21 Binni Creek Road Cowra NSW 2794

Sold Price: \$325,000

Sold Date: 15 April 2021

Distance from Subject: 0.4km

Features: General Residential, RESIDENTIAL

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3 1 1 - 721m²

141 Lachlan Street Cowra NSW 2794

Sold Price: \$392,500

Sold Date: 09 June 2021

Distance from Subject: 0.6km

Features: General Residential, RESIDENTIAL



3 1 1 156m² 575m²

13 Macassar Street Cowra NSW 2794

Sold Price: \$355,000

Sold Date: 27 August 2021

Distance from Subject: 0.6km

Features: General Residential, Dishwasher, Dishwasher, RESIDENTIAL, 2 Toilets



3 1 1 119m² 689m²

6 Henderson Street Cowra NSW 2794

Sold Price: \$331,000

Sold Date: 15 July 2021

Distance from Subject: 0.6km

Features: General Residential, RESIDENTIAL

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Cowra Insights: A Snapshot



Houses

Median Price

\$296,118

	Past Sales	Capital Growth
2021	282	↑ 30.15%
2020	189	↓ 0.85%
2019	190	↑ 6.80%
2018	216	↑ 13.24%
2017	217	↓ 0.59%

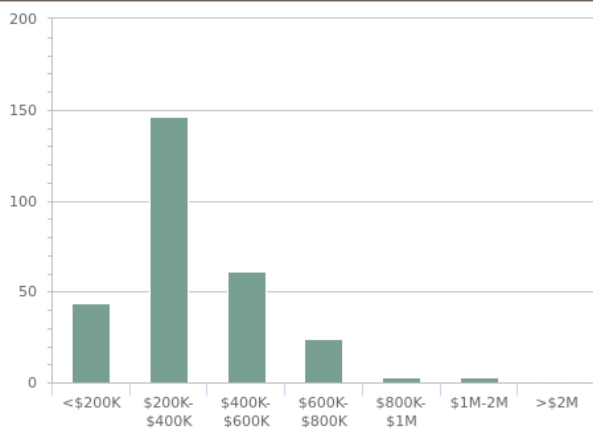
Units

Median Price

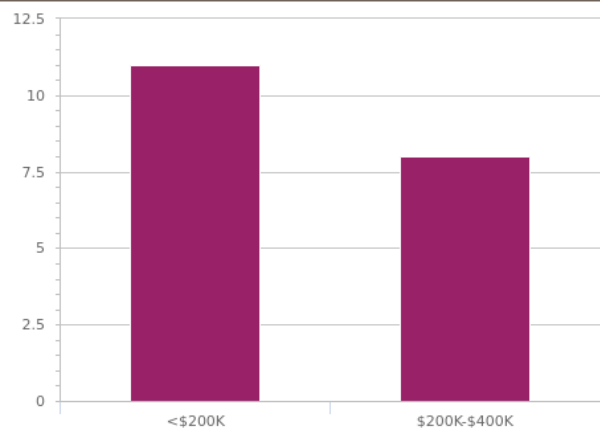
\$276,091

	Past Sales	Capital Growth
2021	19	↑ 49.41%
2020	5	↓ 16.93%
2019	6	↑ 0.83%
2018	12	↑ 24.43%
2017	13	↑ 11.13%

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. 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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