IntelliVal Automated Valuation Estimate

Prepared on 26 January 2024

308/82-84 Abercrombie Street Chippendale NSW 2008

Estimated Value:

$635,000

Estimated Value Confidence:

Low   High

Estimated Price Range:

$483,000 - $788,000

Property Attributes:

Bed	Bath	Car	Area
-	1	-	90m^2

Year Built	Land Area	Property Type	Land Use	Development Zoning
1890	702m^2	Unit	-	Residential

Sales History

Sale Date	Sale Price	Sale Type
22 Aug 2013	$447,000	Unknown
22 Feb 2013	$410,000	Unknown
12 Jul 1999	$210,000	Unknown

Estimated Value as at 22 January 2024. 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.
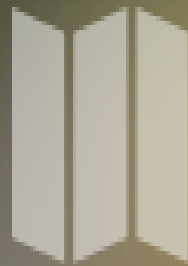
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Location Highlights

No Map Available

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Recently Sold Properties

🛏	🛁	🚗	⬚
-	1	-	52m²

1805/18 Park Lane Chippendale NSW 2008

Sold Price: $680,000

Sold Date: 17 November 2023

Distance from Subject: 0.3km

Features: RESIDENTIAL

🛏	🛁	🚗	⬚
-	1	-	53m²

403/1B Lawson Square Redfern NSW 2016

Sold Price: $595,000

Sold Date: 13 November 2023

Distance from Subject: 0.6km

Features: fullyFenced, payTV, remoteGarage, study, vacuumSystem, Dishwasher, solarHotWater, Courtyard, RESIDENTIAL

🛏	🛁	🚗	⬚
-	1	-	39m²

711/178 Thomas Street Haymarket NSW 2000

Sold Price: **$588,000**

Sold Date: 08 December 2023

Distance from Subject: 0.7km

Features: Metropolitan Centre, floorboards, 1 No. Floor Levels Inside Unit, Dishwasher, Residential, GYM, 1 Toilets

*Agent Advised

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| | 1 | - | 511m² |

349 Bulwara Road Ultimo NSW 2007

Sold Price: **$575,000**

Sold Date: 11 December 2023

Distance from Subject: 0.9km

Features: "MODERN BATHROOM", Internal Laundry, Floorboards, 1 No of Study Rooms, fullyFenced, payTV, remoteGarage, study,
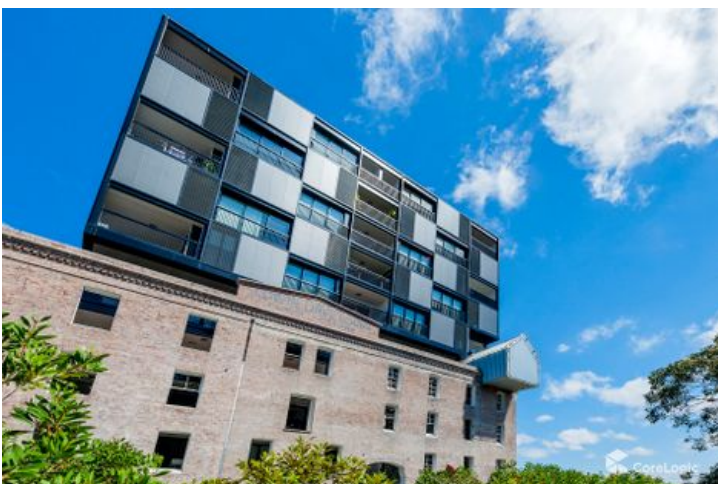

| | 1 | - | 50m² |

809/349-357 Bulwara Road Ultimo NSW 2007

Sold Price: **$575,000**

Sold Date: 11 December 2023

Distance from Subject: 0.9km

Features: Bath, General Residential, Internal laundry, Floorboards, study, RESIDENTIAL

| | 1 | - | 46m² |

108/280 Jones Street Pyrmont NSW 2009

Sold Price: $550,000

Sold Date: 11 July 2023

Distance from Subject: 1.4km

Features: NW, Mixed Use, 1 No. Floor Levels Inside Unit, study, RESIDENTIAL
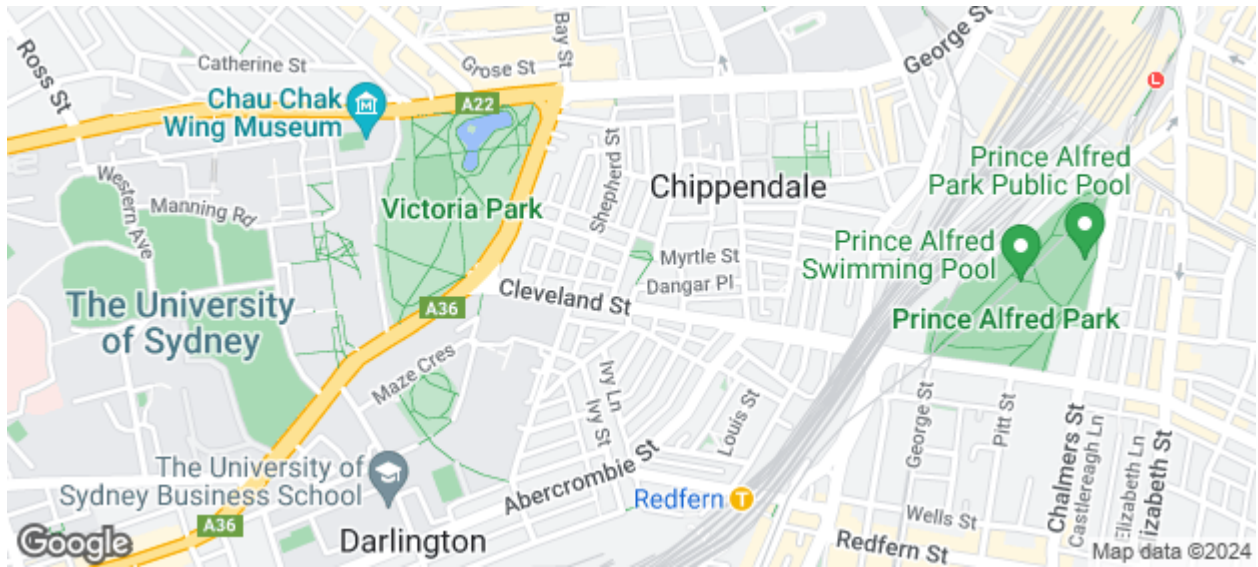
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Chippendale Insights: A Snapshot

Houses

Median Price

$1,650,305

	Past Sales	Capital Growth
2023	11	↑ 12.10%
2022	22	↓ 19.89%
2021	22	↑ 33.22%
2020	20	↓ 7.40%
2019	10	↑ 9.97%

Units

Median Price

$826,787

	Past Sales	Capital Growth
2023	137	↑ 1.56%
2022	129	↓ 7.64%
2021	133	↑ 5.96%
2020	85	↓ 0.43%
2019	122	↓ 1.25%

House Sales by Price (Past 12 Months)
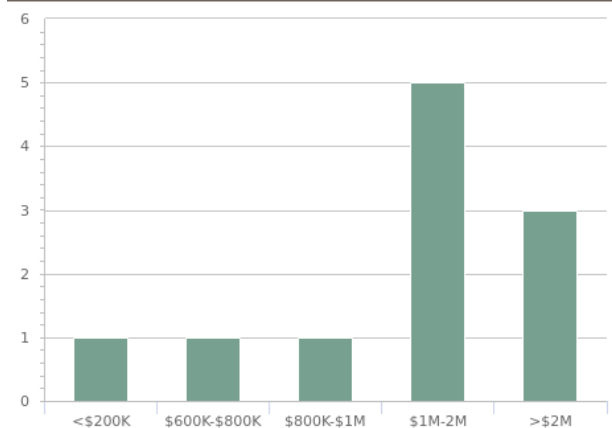
Unit Sales by Price (Past 12 Months)
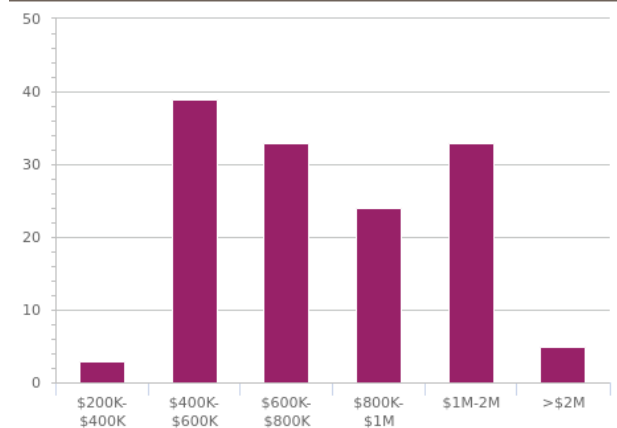
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The Confidence is based on a statistical calculation as to the probability of the Estimated Value being accurate compared to market value. The available confidence values returned are High, Medium-High, Medium, Medium-Low, and Low. An Estimated Value 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.

Low   Medium   High

For more information on estimated values: https://www.corelogic.com.au/estimated-value-faqs

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