

IntelliVal Automated Valuation Estimate

Prepared on 08 July 2022



11 Innisfail Road Wakeley NSW 2176

Estimated Value:

\$1,060,000

Estimated Value Confidence:



Low

High

Estimated Price Range:

\$955,000 - \$1,168,000

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 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.

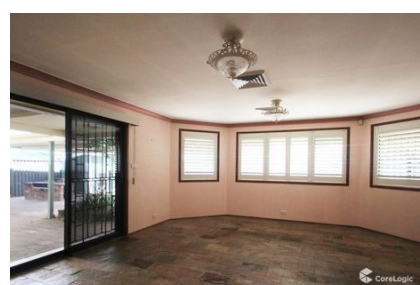
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Location Highlights



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Recently Sold Properties



3 1 1 97m² 591m²

15 Box Road Wakeley NSW 2176

Sold Price: \$950,000

Sold Date: 02 April 2022

Distance from Subject: 0.5km

Features: Low Density Residential, RESIDENTIAL, 1990 Year Building Refurbished



3 1 - 104m² 551m²

16 Strzelecki Close Wakeley NSW 2176

Sold Price: \$1,000,000

Sold Date: 10 May 2022

Distance from Subject: 0.7km

Features: Built In, Low Density Residential, 1 Dining Rooms, Internal, 1 Lounge Rooms, RESIDENTIAL, 1 Toilets, 1 Total Floors In Building



3 1 2 108m² 637m²

11 Strzelecki Close Wakeley NSW 2176

Sold Price: \$980,000

Sold Date: 02 February 2022

Distance from Subject: 0.7km

Features: Low Density Residential, RESIDENTIAL

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4 1 1 111m² 625m²

11 Murrumburrah Street Wakeley NSW 2176

Sold Price: \$1,121,000

Sold Date: 05 March 2022

Distance from Subject: 0.6km

Features: Low Density Residential, Bath, RESIDENTIAL, 1 Toilets, 2005 Year Building Refurbished



3 1 5 97m² 636m²

4 Romney Place Wakeley NSW 2176

Sold Price: \$950,000

Sold Date: 15 November 2021

Distance from Subject: 0.6km

Features: Low Density Residential, 1 Dining Rooms, 1 Family / Rumpus Rooms, 1 Lounge Rooms, Timber Floor, Built-In Wardrobes, Close



3 1 1 - 443m²

27 Rosedale Street Canley Heights NSW 2166

Sold Price: \$1,180,000

Sold Date: 22 January 2022

Distance from Subject: 0.7km

Features: Low Density Residential, RESIDENTIAL

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Wakeley Insights: A Snapshot



Houses

Median Price

\$954,640

	Past Sales	Capital Growth
2022	32	↑ 25.70%
2021	22	↑ 1.64%
2020	17	↑ 19.36%
2019	28	↓ 16.67%
2018	27	↑ 0.13%

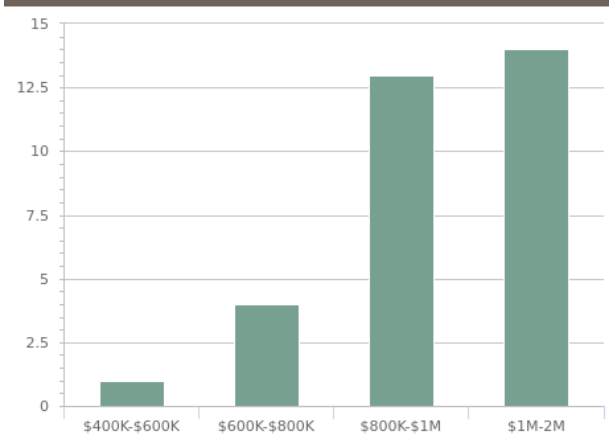
Units

Median Price

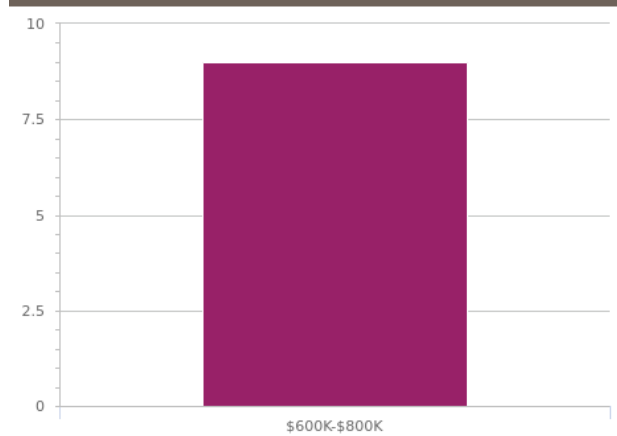
\$692,147

	Past Sales	Capital Growth
2022	9	↑ 6.48%
2021	10	↑ 8.11%
2020	6	↑ 5.96%
2019	7	↑ 1.25%
2018	4	↓ 0.09%

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.



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

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