

# IntelliVal Automated Valuation Estimate

Prepared on 08 July 2022



## 8 Miami Way Dora Creek NSW 2264

Estimated Value:

**\$1,060,000**

Estimated Value Confidence:



Low

High

Estimated Price Range:

**\$860,000 - \$1,263,000**

Property Attributes:



2



2



2



170m<sup>2</sup>



Year Built

1955



Land Area

860m<sup>2</sup>



Property Type

House



Land Use

-



Development Zoning

Low density residential

## Sales History

| Sale Date   | Sale Price | Sale Type |
|-------------|------------|-----------|
| 13 Feb 2015 | \$510,000  | Unknown   |
| 27 Jan 2009 | \$470,000  | Unknown   |
| 15 Dec 1998 | \$185,000  | Unknown   |
| 28 Apr 1993 | \$155,000  | 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.

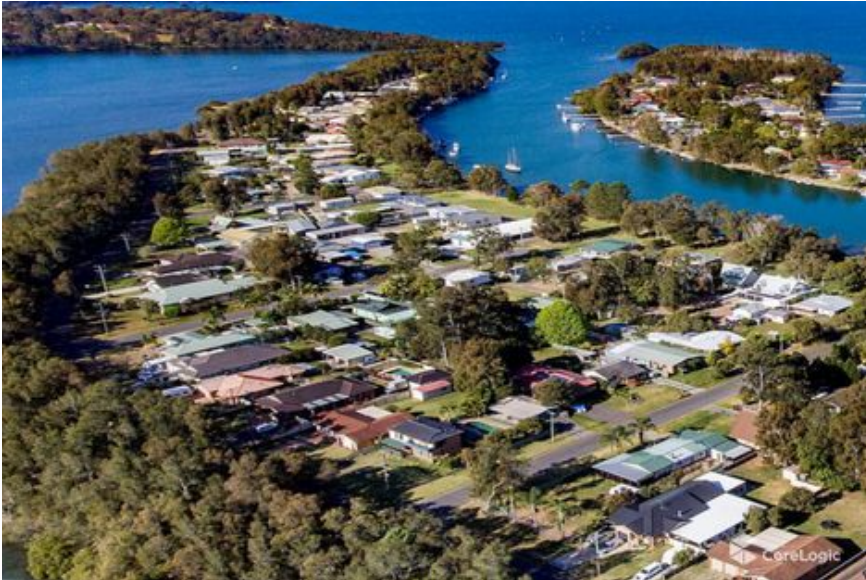
For further information about confidence levels, please refer to the end of this document.

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## Location Highlights



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## Recently Sold Properties



 4    
  2    
  5    
  199m<sup>2</sup>    
  898m<sup>2</sup>

### 208 Dora Street Dora Creek NSW 2264

**Sold Price:** \$972,500

**Sold Date:** 15 October 2021

**Distance from Subject:** 0.2km

**Features:** Low Density Residential, 1 Dining Rooms, 1 Lounge Rooms, Carpet Floor, RESIDENTIAL, 1 Total Floors In Building



 2    
  2    
  1    
  -    
  717m<sup>2</sup>

### 13 Grand Parade Bonnells Bay NSW 2264

**Sold Price:** \$1,165,000

**Sold Date:** 23 September 2021

**Distance from Subject:** 2km

**Features:** Low Density Residential, RESIDENTIAL



 3    
  2    
  3    
  -    
  780m<sup>2</sup>

### 56 Grand Parade Bonnells Bay NSW 2264

**Sold Price:** \$920,000

**Sold Date:** 22 April 2022

**Distance from Subject:** 2.4km


**Features:** Medium Density Residential, Built-In Wardrobes, Close to Shops, Close to Transport, Garden, RESIDENTIAL, 2 Toilets

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Internal 227m<sup>2</sup> External 43m<sup>2</sup> Total 200m<sup>2</sup>  
 4 x  2 x  2 x 

1 Lakeside Close, **Bonnells Bay** 

      
 4                      2                      2                      192m<sup>2</sup>                      582m<sup>2</sup>



## 1 Lakeside Close Bonnells Bay NSW 2264

Sold Price: \$1,140,000

Sold Date: 23 February 2022

Distance from Subject: 2.4km

Features: Low Density Residential, Courtyard, RESIDENTIAL

**WILSONBRITTEN** NOTE: Every product has been taken to the full extent of the data available. Please contact your agent for more details.



      
 4                      2                      2                      169m<sup>2</sup>                      785m<sup>2</sup>

## 184 Grand Parade Bonnells Bay NSW 2264

Sold Price: **\$1,180,000**

Sold Date: 16 June 2022

Distance from Subject: 2.5km

Features: Low Density Residential, 1 Dining Rooms, 2 Family / Rumpus Rooms, Dishwasher, 1 Lounge Rooms, Carpet Floor, Courtyard,



      
 3                      3                      2                      170m<sup>2</sup>                      630m<sup>2</sup>

## 62 Waikiki Road Bonnells Bay NSW 2264

Sold Price: \$1,100,000

Sold Date: 04 February 2022

Distance from Subject: 2.5km

Features: Low Density Residential, Dishwasher, RESIDENTIAL

**\*Agent Advised**

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## Dora Creek Insights: A Snapshot



### Houses

Median Price

**\$815,867**

|      | Past Sales | Capital Growth |
|------|------------|----------------|
| 2022 | 45         | ↑ 32.01%       |
| 2021 | 30         | ↑ 8.72%        |
| 2020 | 38         | ↑ 13.16%       |
| 2019 | 27         | ↓ 7.30%        |
| 2018 | 54         | ↑ 9.89%        |

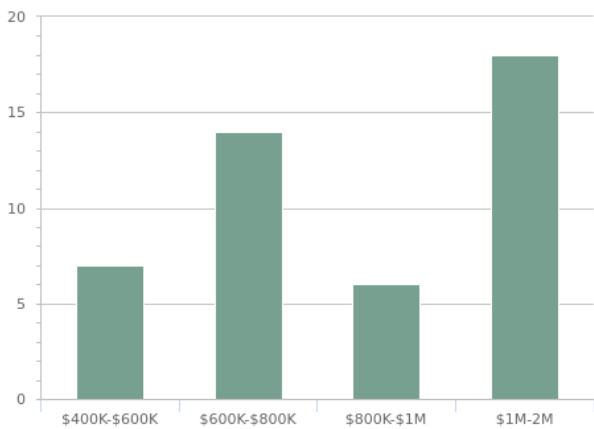
### Units

Median Price

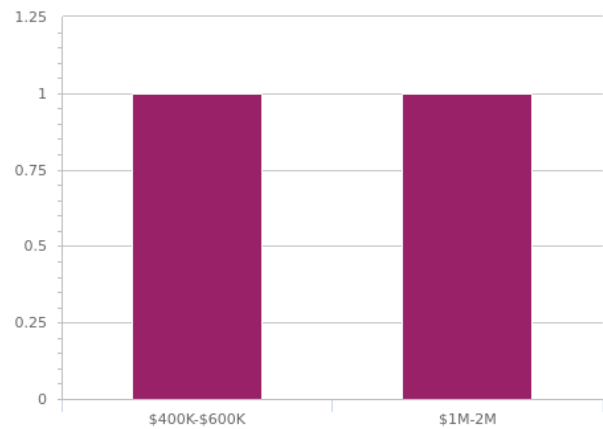
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|      | Past Sales | Capital Growth |
|------|------------|----------------|
| 2022 | 0          | - -            |
| 2021 | 2          | - -            |
| 2020 | 0          | - -            |
| 2019 | 3          | - -            |
| 2018 | 1          | - -            |

### House Sales by Price (Past 12 Months)



### Unit Sales by Price (Past 12 Months)



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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.



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