

IntelliVal Automated Valuation Estimate

Prepared on 05 July 2023



8 Miami Way Dora Creek NSW 2264

Estimated Value:

\$1,070,000

Estimated Value Confidence:



Low

High

Estimated Price Range:

\$875,000 - \$1,259,000

Property Attributes:



4



2



-



170m²



Year Built

1955



Land Area

860m²



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 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
  3
  2
  -
  1,106m²

**182 Dora Street Dora Creek
NSW 2264**

Sold Price: \$915,000

Sold Date: 15 September 2022

Distance from Subject: 0.5km

Features: Low Density Residential,
RESIDENTIAL, Water View



 3
  2
  3
  148m²
  974m²

**164A Dora Street Dora Creek
NSW 2264**

Sold Price: \$1,000,000

Sold Date: 01 August 2022

Distance from Subject: 0.8km

Features: Low Density Residential,
RESIDENTIAL



 4
  2
  2
  239m²
  822m²

**77A Dora Street Dora Creek
NSW 2264**

Sold Price: \$1,050,000

Sold Date: 25 November 2022

Distance from Subject: 0.9km

Features: Low Density Residential, 1 Dining
Rooms, 1 Family / Rumpus Rooms, 1 Lounge
Rooms, Timber Floor, 1 No of Study Rooms,

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4 1 1 110m² 886m²

104 Dora Street Dora Creek
NSW 2264

Sold Price: **\$945,000**

Sold Date: 17 May 2023

Distance from Subject: 1.4km

Features: Low Density Residential



5 3 2 130m² 639m²

23 Queen Street Balcolyn NSW
2264

Sold Price: \$950,000

Sold Date: 23 January 2023

Distance from Subject: 2.4km

Features: Low Density Residential,
RESIDENTIAL



4 3 2 - 583m²

5 Lakeside Close Bonnells Bay
NSW 2264

Sold Price: \$1,100,000

Sold Date: 14 February 2023

Distance from Subject: 2.5km

Features: Low Density Residential,
RESIDENTIAL

***Agent Advised**

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Dora Creek Insights: A Snapshot



Houses

Median Price

\$762,609

	Past Sales	Capital Growth
2023	49	↓ 6.52%
2022	47	↑ 32.01%
2021	30	↑ 8.72%
2020	37	↑ 13.16%
2019	26	↓ 7.30%

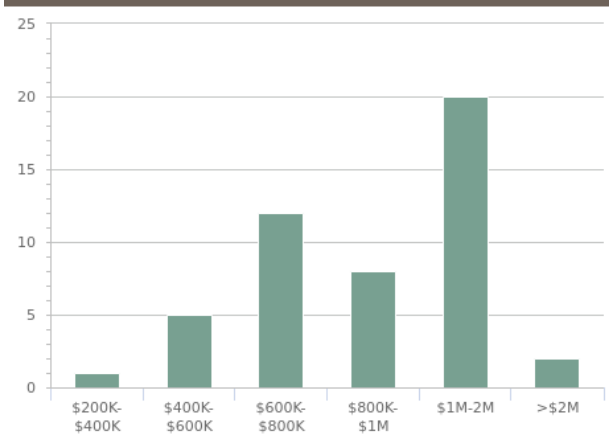
Units

Median Price

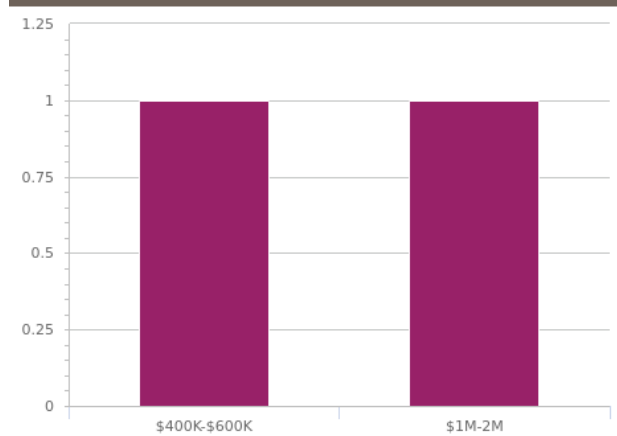
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	Past Sales	Capital Growth
2023	0	- -
2022	0	- -
2021	2	- -
2020	0	- -
2019	3	- -

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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