



PROPERTY PROFILE

2/9 Matthews Street Wollongong NSW 2500

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1300 323 181 / lendi.com.au/property-report

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PROPERTY DETAILS

Here we summarise the property's key details (which are accurate at the time of last sale).

Address:	2/9 Matthews Street Wollongong NSW 2500	Lot/Plan:	
RPD:		Map ref:	
Council area:	Wollongong	Property type:	UNIT
Year built:	1977	Floor area:	907m ²
Land use primary:			

AVM ESTIMATE

An automated valuation model estimate (AVM Estimate) is a statistically derived estimate of the value of the subject property.

Estimated value:	\$475,000
Estimated value range:	\$450,000 - \$500,000
	Medium Confidence

This estimate is provided by CoreLogic, and is based on statistical market data such as recent local sales, property size, number of bedrooms and many more factors. It comes from public data, which may be incomplete or inaccurate, and should not be used in lieu of a professional appraisal under any circumstances, including for lending purposes or in home loan applications.

How to read this estimate

The estimate has been broken into three confidence level categories based on the criteria listed below.

- High confidence is typically caused by a low degree of variability between the subject and comparable properties and/or high availability of comparable property data in the area.
- Medium confidence is typically caused by a medium degree of variability between the subject and comparable properties and/or medium availability of comparable property data in the area.
- Low confidence is typically caused by a high degree of variability between the subject and comparable properties and/or low availability of comparable property data in the area.

Doing your research

This estimate is a starting point only. To determine the property's value we recommend you supplement this estimate by doing other research to take into account a property's special features and current market conditions. You may want to consider:

- the current sale price
- recent sales in the area
- contacting an agent for a price guide on this property or similar ones in the area
- last sale price / date
- visiting the house (where possible)
- requesting a valuation from a licensed valuer

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