

IntelliVal Automated Valuation Estimate

Prepared on 08 July 2022



3/4-6 Jersey Avenue Mortdale NSW 2223

Estimated Value:

\$760,000

Estimated Value Confidence:



Low

High

Estimated Price Range:

\$678,000 - \$846,000

Property Attributes:



3



1



1



115m²



Year Built

1975



Land Area

-



Property Type

Unit



Land Use

-



Development Zoning

Residential

Sales History

Sale Date	Sale Price	Sale Type
24 Sep 2012	\$475,000	Unknown
21 Sep 2001	\$275,500	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
  948m²

3/44 Jersey Avenue Mortdale NSW 2223

Sold Price: \$764,000

Sold Date: 22 March 2022

Distance from Subject: 0.2km

Features: Medium Density Residential, 1 Floor Level Of Unit, Stainless Steel Appliances, Internal Laundry, Floorboards, Dishwasher,



 3
  1
  1
  628m²

3/27 Ocean Street Penshurst NSW 2222

Sold Price: \$860,000

Sold Date: 09 December 2021

Distance from Subject: 0.1km

Features: Medium Density Residential, Stainless Steel Appliances, RESIDENTIAL



 3
  1
  1
  1,425m²

4/73 Ocean Street Penshurst NSW 2222

Sold Price: \$787,000

Sold Date: 30 October 2021

Distance from Subject: 0.4km

Features: Medium Density Residential, Timber Floor, RESIDENTIAL, District View

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4/2-4 Melvin Street Beverly Hills NSW 2209

Sold Price: \$750,000

Sold Date: 01 March 2022

Distance from Subject: 1.4km

Features: Medium Density Residential, Internal Laundry, RESIDENTIAL



9/4-6 Jersey Avenue Mortdale NSW 2223

Sold Price: \$730,000

Sold Date: 05 November 2021

Distance from Subject: 0km

Features: Medium Density Residential, RESIDENTIAL



11/2A Jersey Avenue Mortdale NSW 2223

Sold Price: \$652,200

Sold Date: 19 October 2021

Distance from Subject: 0km

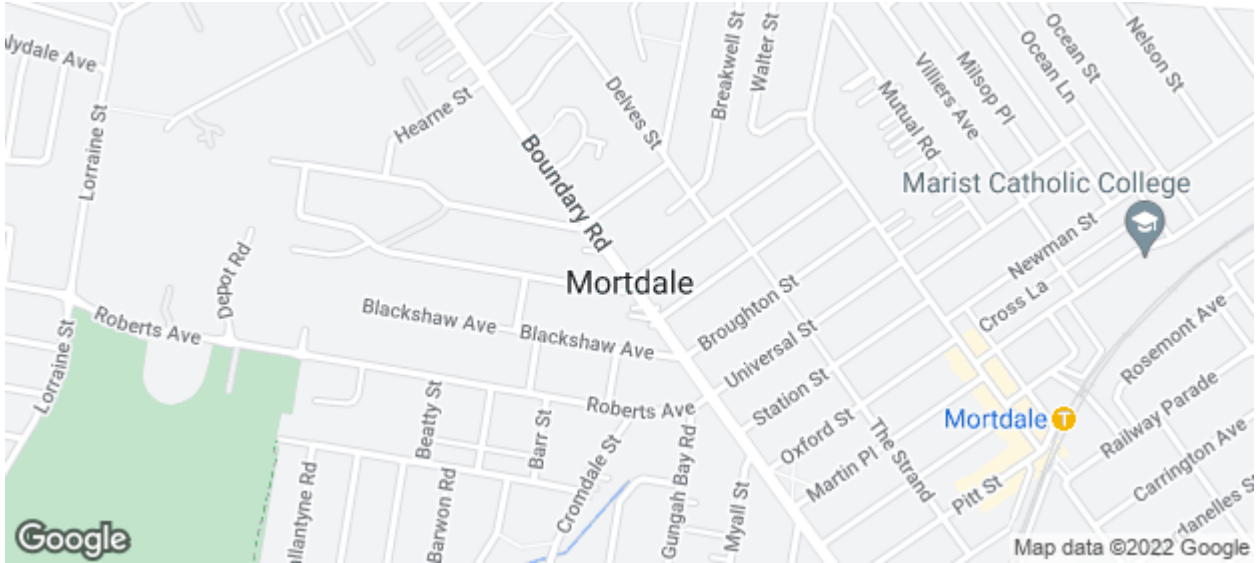
Features: Medium Density Residential, Internal Laundry, Floorboards, Bath, RESIDENTIAL, 1 Toilets

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Mortdale Insights: A Snapshot



Houses

Median Price

\$1,682,381

	Past Sales	Capital Growth
2022	65	↑ 25.17%
2021	77	↑ 9.97%
2020	72	↑ 16.61%
2019	62	↓ 16.18%
2018	64	↑ 3.65%

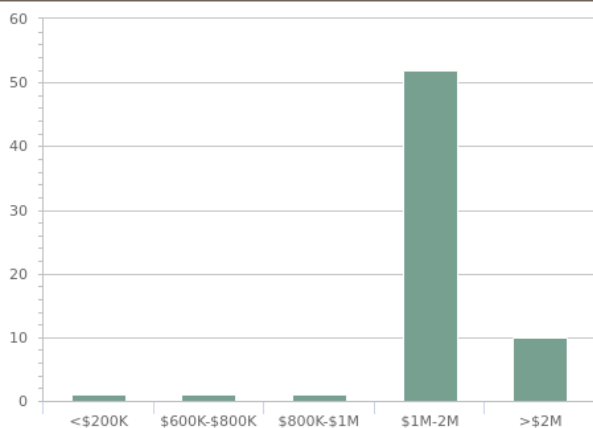
Units

Median Price

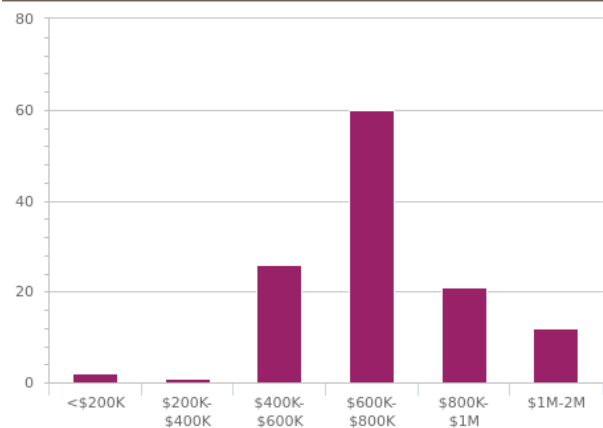
\$681,871

	Past Sales	Capital Growth
2022	122	↑ 10.66%
2021	81	↓ 5.20%
2020	94	↑ 12.97%
2019	90	↓ 9.74%
2018	77	↑ 1.24%

House Sales by Price (Past 12 Months)



Unit Sales by Price (Past 12 Months)



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How to read Estimated Value

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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