

IntelliVal for Professionals Automated Valuation Estimate

Prepared on 12 November 2021



321 Gaudrons Road Sapphire Beach NSW 2450

Lot/Plan: H/DP394392

Estimated Value: **\$531,991**
As at: **28 Jun 2021**

FSD*: (Forecast Standard Deviation)
13%

Estimated Price Range:
\$462,832 - \$601,150

Property Attributes:



Year Built

-



Land Area

5.36Ha



Property Type

House



Land Use

-



Development Zoning

Undetermined or village

The estimated value returned in this report is based on an historical date to the current date, and as such the property attributes utilised to calculate this estimate may not match the current property attributes showing in this report.

Sales History

Sale Date	Sale Price	Sale Type
03 Mar 2017	\$370,000	Unknown

Estimated Value as at 28 June 2021. 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.

A Forecast Standard Deviation is an estimate of the variation between the modelled estimate and the market value of a property. A smaller FSD indicates that our estimate of value is likely closer to the true market value of a property than a larger FSD.

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

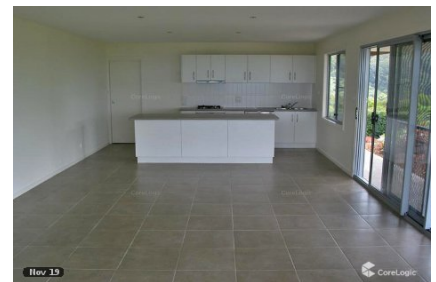
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Location Highlights



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Recently Sold Properties



No photo available



2 2 - 144m² 2.55Ha

61 Finlays Road Korora NSW 2450

Sold Price: \$650,000

Sold Date: 24 August 2021

Distance from Subject: 2.6km

Features: Large Lot Residential, RESIDENTIAL

3 2 6 174m² 2.02Ha

56 Lovetts Road Korora NSW 2450

Sold Price: **\$1,200,000**

Sold Date: 15 October 2021

Distance from Subject: 1km

Features: Environmental Conservation, Internal Laundry, Dishwasher, Separate Dining Room, Vacant Land

- - - - 3.07Ha

1 Rowsells Road Korora NSW 2450

Sold Price: \$240,000

Sold Date: 25 June 2021

Distance from Subject: 1.2km

Features: Large Lot Residential, RESIDENTIAL

***Agent Advised**

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10 Hardy Close Korora NSW 2450

Sold Price: \$980,000

Sold Date: 18 March 2021

Distance from Subject: 1.3km

Features: Environmental Conservation, Dishwasher, RESIDENTIAL



234 Korora Basin Road Korora NSW 2450

Sold Price: \$1

Sold Date: 16 December 2020

Distance from Subject: 1.5km

Features: Large Lot Residential, Dishwasher, Timber Floor, RESIDENTIAL



126B Gaudrons Road Sapphire Beach NSW 2450

Sold Price: \$1,925,000

Sold Date: 16 June 2021

Distance from Subject: 1.8km

Features: Rural Landscape, RESIDENTIAL



No photo available

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Sapphire Beach Insights: A Snapshot



Houses

Median Price

\$925,997

	Past Sales	Capital Growth
2021	77	↑ 29.98%
2020	39	↑ 5.41%
2019	41	↑ 3.18%
2018	52	↓ 1.33%
2017	48	↑ 13.80%

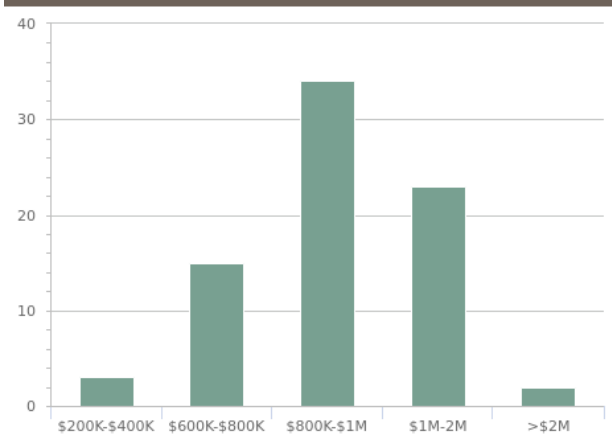
Units

Median Price

\$418,337

	Past Sales	Capital Growth
2021	29	↑ 30.36%
2020	23	↓ 15.93%
2019	19	↑ 18.68%
2018	25	↑ 3.02%
2017	21	↑ 6.96%

House Sales by Price (Past 12 Months)



Unit Sales by Price (Past 12 Months)



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