



CoreLogic[®]
RP Data

9/31-33 Marine Drive Tea Gardens NSW 2324

» RP AUTOVAL
Automated Valuation

Prepared On 26 November 2019



>> PROPERTY DESCRIPTION



9/31-33 Marine Drive Tea Gardens NSW 2324

ESTIMATED VALUE: **\$949,793**

Estimated Price Range: **\$848,613 - \$1,050,972**

FSD* \pm **11%**

(Forecast Standard Deviation)

This estimate value has been compiled incorporating attribute data provided solely by RP Data and its suppliers.

Attributes used for this model



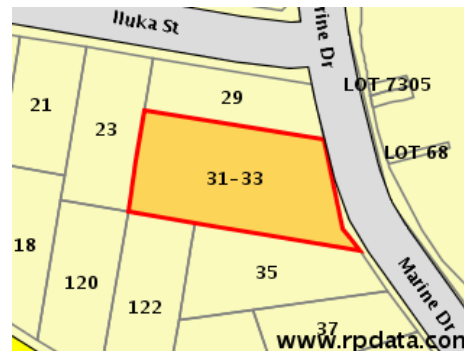
Sales History

Sale Date	Sale Price	Sale Type
13 Jan 2009	\$675,000	











Year Built:	2008
Floor Area:	Not Specified
Condition of Property:	No Response
Property Type:	UNIT
Land Use:	Residential Strata Units
LotPlan:	9/SP81319 TEA GARDENS NSW
Last Sale Date/Price:	13 Jan 2009, \$675,000

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

>> LOCATION HIGHLIGHTS



>> PAST SALES

	<p>5/2 Port Stephens Street Tea Gardens, NSW, 2324</p>									
<table border="1"> <tbody> <tr> <td>Sold Price:</td> <td>\$650,000</td> </tr> <tr> <td>Sold Date:</td> <td>3 Nov 2016</td> </tr> <tr> <td>Land Size:</td> <td>0m2</td> </tr> <tr> <td>Distance From Subject:</td> <td>0.37km</td> </tr> </tbody> </table>		Sold Price:	\$650,000	Sold Date:	3 Nov 2016	Land Size:	0m2	Distance From Subject:	0.37km	<p>Attributes: 3 Beds, 2 Baths, 2 Car Spaces, 2 Lock Up Garages, 1 Ensuities</p>
Sold Price:	\$650,000									
Sold Date:	3 Nov 2016									
Land Size:	0m2									
Distance From Subject:	0.37km									
	<p>6/2 Port Stephens Street Tea Gardens, NSW, 2324</p>									
<table border="1"> <tbody> <tr> <td>Sold Price:</td> <td>\$765,000</td> </tr> <tr> <td>Sold Date:</td> <td>19 Oct 2016</td> </tr> <tr> <td>Land Size:</td> <td>0m2</td> </tr> <tr> <td>Distance From Subject:</td> <td>0.37km</td> </tr> </tbody> </table>		Sold Price:	\$765,000	Sold Date:	19 Oct 2016	Land Size:	0m2	Distance From Subject:	0.37km	<p>Attributes: 3 Beds, 2 Baths, 2 Car Spaces, 2 Lock Up Garages</p>
Sold Price:	\$765,000									
Sold Date:	19 Oct 2016									
Land Size:	0m2									
Distance From Subject:	0.37km									
	<p>5/13-15 Jacob Street Tea Gardens, NSW, 2324</p>									
<table border="1"> <tbody> <tr> <td>Sold Price:</td> <td>\$410,000</td> </tr> <tr> <td>Sold Date:</td> <td>8 Sep 2017</td> </tr> <tr> <td>Land Size:</td> <td>0m2</td> </tr> <tr> <td>Distance From Subject:</td> <td>0.18km</td> </tr> </tbody> </table>		Sold Price:	\$410,000	Sold Date:	8 Sep 2017	Land Size:	0m2	Distance From Subject:	0.18km	<p>Attributes: 3 Beds, 2 Baths, 2 Car Spaces</p>
Sold Price:	\$410,000									
Sold Date:	8 Sep 2017									
Land Size:	0m2									
Distance From Subject:	0.18km									
	<p>5/31-33 Marine Drive Tea Gardens, NSW, 2324</p>									
<table border="1"> <tbody> <tr> <td>Sold Price:</td> <td>\$825,000</td> </tr> <tr> <td>Sold Date:</td> <td>2 Dec 2016</td> </tr> <tr> <td>Land Size:</td> <td>0m2</td> </tr> <tr> <td>Distance From Subject:</td> <td>0.00km</td> </tr> </tbody> </table>		Sold Price:	\$825,000	Sold Date:	2 Dec 2016	Land Size:	0m2	Distance From Subject:	0.00km	<p>Attributes: 3 Beds, 2 Baths, 2 Car Spaces, 2 Lock Up Garages, 1 Ensuities</p>
Sold Price:	\$825,000									
Sold Date:	2 Dec 2016									
Land Size:	0m2									
Distance From Subject:	0.00km									
	<p>7/31-33 Marine Drive Tea Gardens, NSW, 2324</p>									
<table border="1"> <tbody> <tr> <td>Sold Price:</td> <td>\$1,065,000</td> </tr> <tr> <td>Sold Date:</td> <td>10 May 2018</td> </tr> <tr> <td>Land Size:</td> <td>0m2</td> </tr> <tr> <td>Distance From Subject:</td> <td>0.00km</td> </tr> </tbody> </table>		Sold Price:	\$1,065,000	Sold Date:	10 May 2018	Land Size:	0m2	Distance From Subject:	0.00km	<p>Attributes: 3 Beds, 3 Baths, 2 Car Spaces, 2 Ensuities</p>
Sold Price:	\$1,065,000									
Sold Date:	10 May 2018									
Land Size:	0m2									
Distance From Subject:	0.00km									



2/31-33 Marine Drive Tea Gardens, NSW, 2324



Sold Price:	\$860,000
Sold Date:	28 May 2018
Land Size:	0m ²
Distance From Subject:	0.00km

Attributes:
 3 Beds, 3 Baths, 2 Car Spaces, 2 Lock Up Garages, 1 Ensuities

» TEA GARDENS STATISTICS - A SNAP SHOT

Incorporating RP Data's Suburb Scorecard

TEA GARDENS - Median Price

Period	Median Price for Houses	Median Price for Units
2019	\$621,500	\$395,000

TEA GARDENS - Past Sales - Houses

2019	2018	2017	2016	2015	2014	2013	2012	2011	2010
3	44	56	73	58	51	44	42	23	45

TEA GARDENS - Past Sales - Units

2019	2018	2017	2016	2015	2014	2013	2012	2011	2010
1	0	13	30	23	9	13	12	20	13

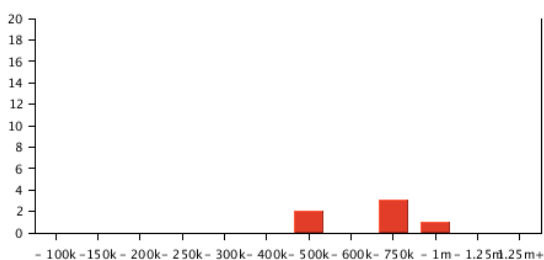
Capital Growth

Period	Capital Growth % Houses	Capital Growth % Units
2018	13%	S N R*
2017	8.9%	16.2%
2016	11.6%	1.5%
2015	16%	-5.1%

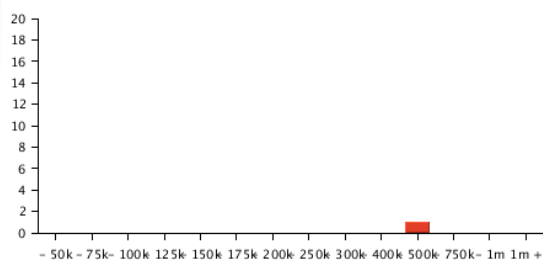
* S N R = Due to low volumes these capital growth rates are considered statistically unreliable

Sales By Price (Past 12 Months)

Houses



Units



>> THANK YOU

Thank you for your interest in our RP Estimates. We appreciate your business and wish you luck with your future property transactions.

Contact CoreLogic:

If you have any questions or concerns about the information in this report, please contact our customer care team.

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Email us: customercare@corelogic.com.au

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