IntelliVal Automated Valuation Estimate

Prepared on 19 January 2022

8 Miami Way Dora Creek NSW 2264

Estimated Value:

$945,000

Estimated Value Confidence:

Low   High

Estimated Price Range:

$767,000 - $1,126,000

Property Attributes:

🛏	🛁	🚗	🏠
2	2	2	170m²

Nov 19

Year Built	Land Area	Property Type	Land Use	Development Zoning
1955	860m²	House	-	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 17 January 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.
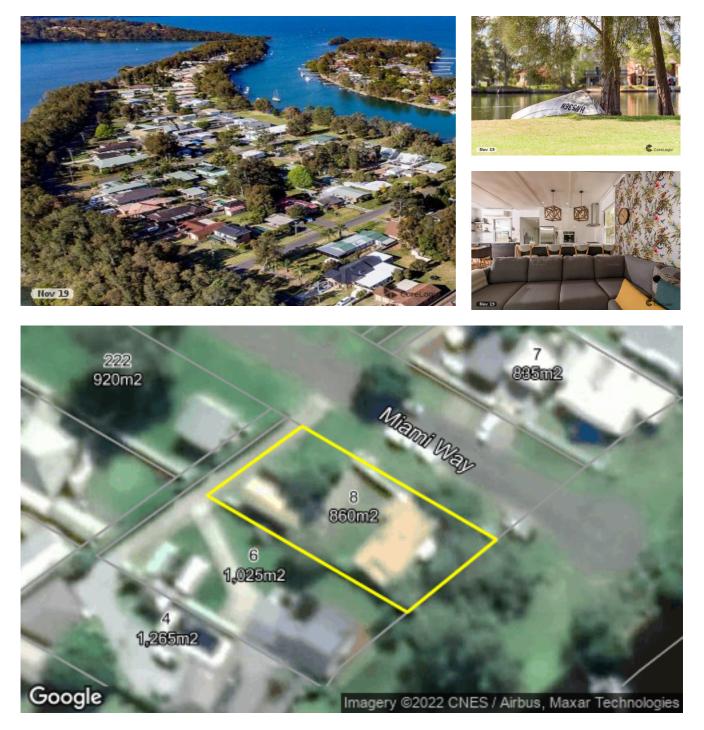
For further information about confidence levels, please refer to the end of this document.

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Location Highlights

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Recently Sold Properties

🛏	🛁	🚗	🏠	🪟
4	2	5	199m²	898m²

208 Dora Street Dora Creek NSW 2264

Sold Price: $972,500

Sold Date: 15 October 2021

Distance from Subject: 0.2km

Features: Low Density Residential, 1 Dining Rooms, 1 Lounge Rooms, Carpet Floor, RESIDENTIAL, 1 Total Floors In Building

🛏	🛁	🚗	🏠	🪟
4	2	2	141m²	1,088m²

12 Narenta Street Dora Creek NSW 2264

Sold Price: $1,050,000

Sold Date: 12 April 2021

Distance from Subject: 0.3km

Features: Low Density Residential, RESIDENTIAL

🛏	🛁	🚗	🏠	🪟
3	2	2	118m²	607m²

13 Station Street Bonnells Bay NSW 2264

Sold Price: $1,000,000

Sold Date: 16 April 2021

Distance from Subject: 2km

Features: Low Density Residential, 1 No of Study Rooms, Separate Dining Room, RESIDENTIAL, 1 Toilets, Lake View

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| 🛏 4 | 🛁 2 | 🚗 2 | ⬒ 118m² | 🗗 736m² |

22 Station Street Bonnells Bay NSW 2264

Sold Price: $870,000

Sold Date: 10 September 2021

Distance from Subject: 2.1km

Features: Low Density Residential, RESIDENTIAL

| 🛏 3 | 🛁 2 | 🚗 1 | ⬒ 130m² | 🗗 556m² |

10 Queen Street Balcolyn NSW 2264

Sold Price: $805,000

Sold Date: 06 May 2021

Distance from Subject: 2.3km

Features: Low Density Residential, RESIDENTIAL

| 🛏 4 | 🛁 2 | 🚗 2 | ⬒ 169m² | 🗗 531m² |

66 Yarrawonga Park Road Yarrawonga Park NSW 2264

Sold Price: $880,000

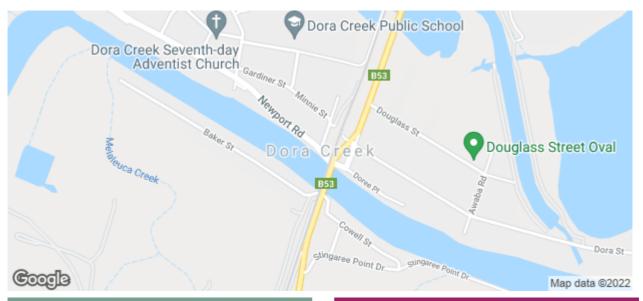**Sold Date:** 19 October 2021

Distance from Subject: 2.3km

Features: Low Density Residential, Internal Laundry, Dishwasher, RESIDENTIAL, 1 Toilets, Lake View, Water View
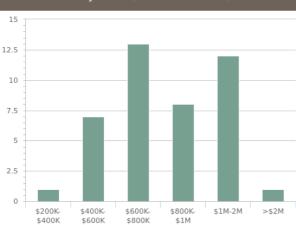
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Dora Creek Insights: A Snapshot

Houses

Median Price

$721,246

	Past Sales	Capital Growth
2021	42	↑ 28.53%
2020	36	↑ 9.63%
2019	32	↓ 5.56%
2018	37	↑ 1.94%
2017	48	↑ 16.57%

Units

Median Price

-

	Past Sales	Capital Growth
2021	2	- -
2020	0	- -
2019	1	- -
2018	3	- -
2017	1	- -

House Sales by Price (Past 12 Months)

Unit Sales by Price (Past 12 Months)

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Confidence is displayed as a colour coded range with red representing low confidence, through to amber which represents medium confidence to green for higher confidence.

Low	Medium	High

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Within Australia:	**1300 734 318**
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