

# IntelliVal Automated Valuation Estimate

Prepared on 26 November 2020



6/147 Lilyfield Road Lilyfield NSW 2040

Estimated Value:

**\$705,000**

Estimated Value Confidence:



Low

High

Estimated Price Range:

**\$605,000 - \$802,000**

Property Attributes:



1



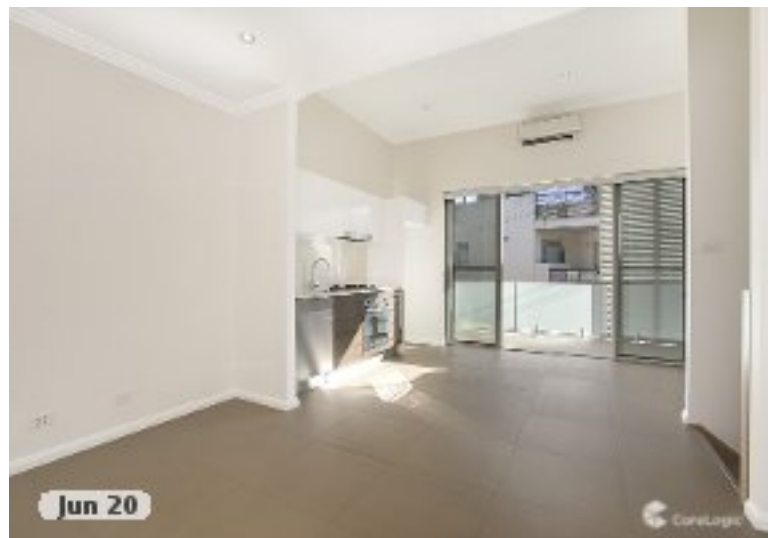
1



1



-



Year Built

2013



Land Area

1,083m<sup>2</sup>



Property Type

Unit



Land Use

-



Development Zoning

Residential

## Sales History

Sale Date	Sale Price	Sale Type
09 Aug 2011	\$500,000	Unknown

Estimated Value as at 23 November 2020. 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



 1   
  1   
  1   
  108m<sup>2</sup>

108/33 Lonsdale Street Lilyfield NSW 2040

Sold Price: \$605,000

Sold Date: 28 May 2020

Distance from Subject: 0.6km

Features: Local Centre, RESIDENTIAL



 1   
  1   
  1   
  2m<sup>2</sup>

25/33 Lonsdale Street Lilyfield NSW 2040

Sold Price: \$650,000

Sold Date: 29 June 2020

Distance from Subject: 0.6km

Features: Local Centre, RESIDENTIAL



 1   
  1   
  1   
  556m<sup>2</sup>

10/55 Henry Street Lilyfield NSW 2040

Sold Price: \$700,000

Sold Date: 01 May 2020

Distance from Subject: 0.1km

Features: General Residential, Dishwasher, Timber Floor, Built-In Wardrobes, Close to Schools, Close to Shops, Close to Transport,

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1 1 1 160m<sup>2</sup>

3/188 Elswick Street Leichhardt NSW 2040

Sold Price: \$750,000

Sold Date: 11 May 2020

Distance from Subject: 1km

Features: General Residential, Internal Laundry, 1 No of Study Rooms, Dishwasher, RESIDENTIAL



1 1 1 532m<sup>2</sup>

17/76A Balmain Road Leichhardt NSW 2040

Sold Price: \$716,000

Sold Date: 15 August 2020

Distance from Subject: 1.2km

Features: General Residential, RESIDENTIAL, 2002 Year Building Refurbished



1 1 1 1,998m<sup>2</sup>

25/268 Johnston Street Annandale NSW 2038

Sold Price: \$610,000

Sold Date: 11 June 2020

Distance from Subject: 1.4km

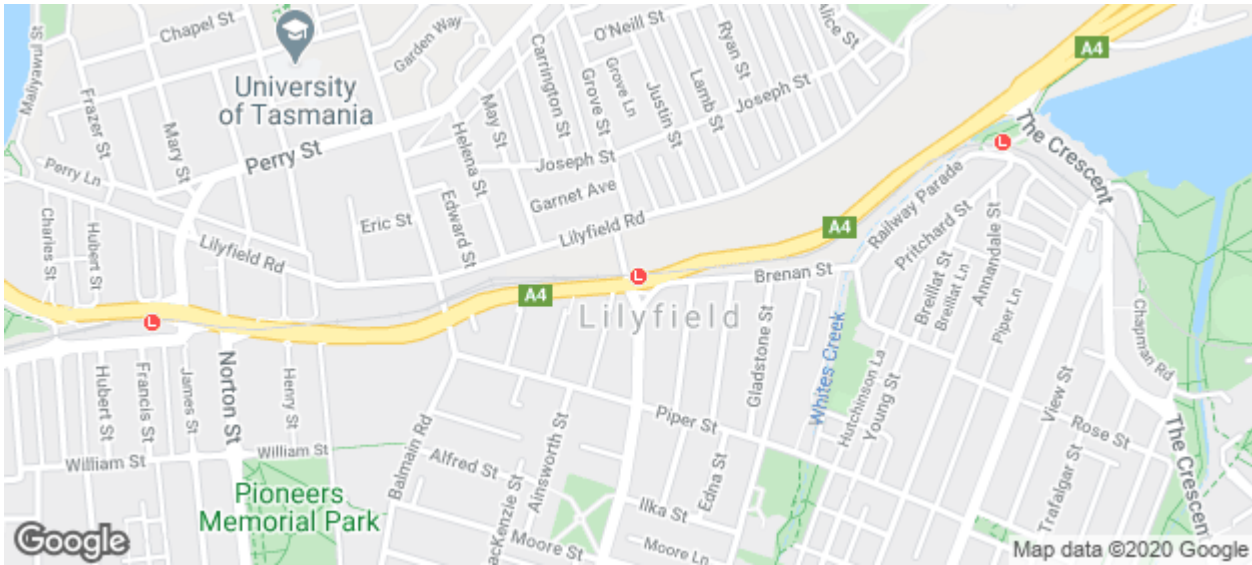
Features: General Residential, Internal Laundry, Internal Laundry, Close to shops, Close to transport, RESIDENTIAL, District View

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## Lilyfield Insights: A Snapshot



### Houses

Median Price

**\$1,769,728**

	Past Sales	Capital Growth
2020	94	↑ 16.86%
2019	97	↓ 3.76%
2018	93	↓ 9.18%
2017	104	↑ 10.73%
2016	86	↑ 7.22%

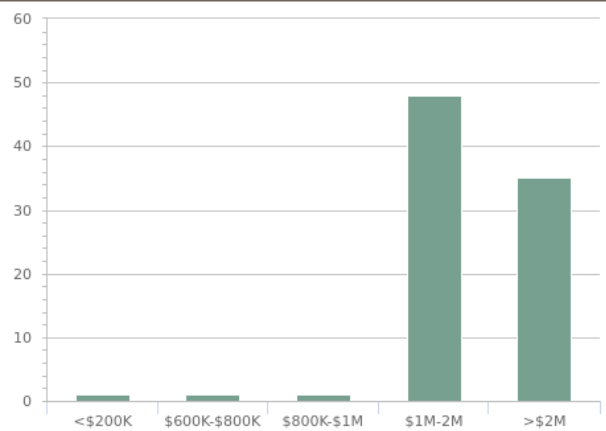
### Units

Median Price

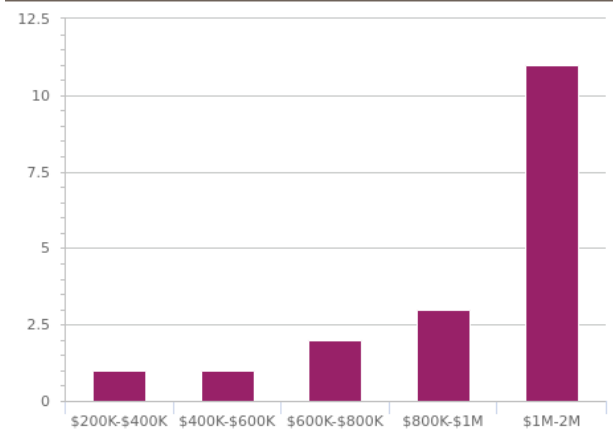
**\$1,028,133**

	Past Sales	Capital Growth
2020	19	↑ 8.28%
2019	23	↓ 4.04%
2018	31	↑ 4.43%
2017	33	↑ 5.68%
2016	36	↑ 1.20%

### House Sales by Price (Past 12 Months)



### Unit Sales by Price (Past 12 Months)



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The Confidence is based on a statistical calculation as to the probability of the Estimated Value being accurate compared to market value. An Estimated Value with a 'High' confidence is considered more reliable than an Estimated Value with a 'Medium' 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 colour 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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