

# IntelliVal Automated Valuation Estimate

Prepared on 19 March 2021



11 Innisfail Road Wakeley NSW 2176

Estimated Value:

**\$890,000**

Estimated Value Confidence:



Low

High

Estimated Price Range:

**\$811,000 - \$971,000**

Property Attributes:



3



1



4



133m<sup>2</sup>



Year Built

1980



Land Area

552m<sup>2</sup>



Property Type

House



Land Use

-



Development Zoning

Residential

## Sales History

Sale Date	Sale Price	Sale Type
14 Nov 2017	\$825,000	Unknown

Estimated Value as at 15 March 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.

For further information about confidence levels, please refer to the end of this document.

CoreLogic IntelliVal Automated Valuation Estimate

# 11 Innisfail Road Wakeley NSW 2176

Prepared on 19 March 2021

## Location Highlights



CoreLogic IntelliVal Automated Valuation Estimate

# 11 Innisfail Road Wakeley NSW 2176



Prepared on 19 March 2021

## Recently Sold Properties



3 1 1 114m<sup>2</sup> 608m<sup>2</sup>

### 3 Kiandra Place Wakeley NSW 2176

Sold Price: **\$912,000**

Sold Date: 03 March 2021

Distance from Subject: 0.8km

Features: Low Density Residential, Terrace-Balcony, House



3 1 1 115m<sup>2</sup> 556m<sup>2</sup>

### 55 Goodacre Avenue Fairfield West NSW 2165

Sold Price: \$769,000

Sold Date: 12 December 2020

Distance from Subject: 0.6km

Features: Low Density Residential, RESIDENTIAL



3 1 1 115m<sup>2</sup> 557m<sup>2</sup>

### 9 Dorset Close Wakeley NSW 2176

Sold Price: \$775,000

Sold Date: 29 August 2020

Distance from Subject: 0.9km

Features: Low Density Residential, RESIDENTIAL

**\*Agent Advised**

CoreLogic IntelliVal Automated Valuation Estimate

# 11 Innisfail Road Wakeley NSW 2176



Prepared on 19 March 2021



3 1 2 105m<sup>2</sup> 664m<sup>2</sup>

## 26 Norfolk Avenue Fairfield West NSW 2165

Sold Price: \$820,000

Sold Date: 04 February 2021

Distance from Subject: 1km

Features: Low Density Residential, RESIDENTIAL



3 1 2 110m<sup>2</sup> 558m<sup>2</sup>

## 3 Piesley Street Prairiewood NSW 2176

Sold Price: \$858,000

Sold Date: 07 November 2020

Distance from Subject: 1km

Features: Low Density Residential, 1 Dining Rooms, Two Kitchens, 1 Lounge Rooms, Terrace-Balcony, RESIDENTIAL



3 1 6 116m<sup>2</sup> 556m<sup>2</sup>

## 32 Beale Crescent Fairfield West NSW 2165

Sold Price: \$831,000

Sold Date: 21 November 2020

Distance from Subject: 1.2km

Features: Low Density Residential, 1 Dining Rooms, 1 Lounge Rooms, RESIDENTIAL

CoreLogic IntelliVal Automated Valuation Estimate

# 11 Innisfail Road Wakeley NSW 2176

Prepared on 19 March 2021

## Wakeley Insights: A Snapshot



### Houses

Median Price

**\$705,307**

	Past Sales	Capital Growth
2020	21	↓ 1.76%
2019	23	↑ 11.36%
2018	22	↓ 17.39%
2017	28	↑ 9.86%
2016	32	↑ 5.36%

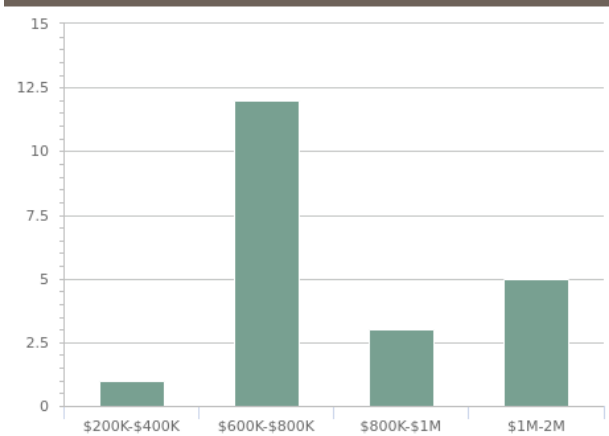
### Units

Median Price

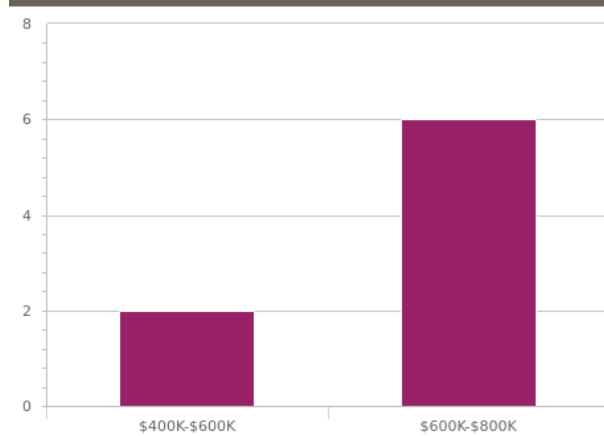
**\$632,719**

	Past Sales	Capital Growth
2020	8	↑ 15.02%
2019	8	↓ 5.19%
2018	4	↑ 7.47%
2017	6	↓ 5.94%
2016	8	↑ 8.76%

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



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



CoreLogic IntelliVal Automated Valuation Estimate

Prepared on 19 March 2021

## Disclaimers

This publication reproduces materials and content owned or licenced by RP Data Pty Ltd trading as CoreLogic Asia Pacific (CoreLogic) and may include data, statistics, estimates, indices, photographs, maps, tools, calculators (including their outputs), commentary, reports and other information (CoreLogic Data).

The CoreLogic Data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

While CoreLogic uses commercially reasonable efforts to ensure the CoreLogic Data is current, CoreLogic does not warrant the accuracy, currency or completeness of the CoreLogic Data and to the full extent permitted by law excludes all loss or damage howsoever arising (including through negligence) in connection with the CoreLogic Data.

Contains property sales information provided under licence from the Land and Property Information ("LPI"). RP Data Pty Ltd trading as CoreLogic is authorised as a Property Sales Information provider by the LPI.

An Estimated Value is generated (i) by a computer driven mathematical model in reliance on available data; (ii) without the physical inspection of the subject property; (iii) without taking into account any market conditions (including building, planning, or economic), and/or (iv) without identifying observable features or risks (including adverse environmental issues, state of repair, improvements, renovations, aesthetics, views or aspect) which may, together or separately, affect the value.

An Estimated Value is current only at the date of publication or supply. CoreLogic expressly excludes any warranties and representations that an Estimated Value is an accurate representation as to the market value of the subject property.

To the full extent permitted by law, CoreLogic excludes all liability for any loss or damage howsoever arising or suffered by the recipient, whether as a result of the recipient's reliance on the accuracy of an Estimated Value or otherwise arising in connection with an Estimated Value.

### 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. 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>

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

Within Australia: **1300 734 318**  
Email Us: **customercare@corelogic.com.au**

CoreLogic IntelliVal Automated Valuation Estimate