

IntelliVal Automated Valuation Estimate

Prepared on 10 March 2021



64 Monica Avenue Hassall Grove NSW 2761

Estimated Value:

\$645,000

Estimated Value Confidence:



Low

High

Estimated Price Range:

\$587,000 - \$703,000

Property Attributes:



3



1



1



113m²



Year Built

1994



Land Area

500m²



Property Type

House



Land Use

-



Development Zoning

Residential

Sales History

Sale Date	Sale Price	Sale Type
09 Apr 2013	\$365,000	Unknown
26 Feb 2004	\$345,000	Unknown
28 Jul 1992	\$57,000	Unknown

Estimated Value as at 08 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.

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Location Highlights



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Recently Sold Properties



 3
  1
  5
  97m²
  535m²

24 Melanie Street Hassall Grove
NSW 2761

Sold Price: **\$715,000**

Sold Date: 26 February 2021

Distance from Subject: 0.3km

Features: Low Density Residential, Residential



 3
  1
 -
  88m²
  610m²

10 Calida Crescent Hassall
Grove NSW 2761

Sold Price: \$625,000

Sold Date: 13 October 2020

Distance from Subject: 0.3km

Features: Low Density Residential, Built-In Wardrobes, Close to Schools, Close to Shops, Close to Transport, Garden, RESIDENTIAL, 1



 3
  1
  3
  100m²
  551m²

6 Thalia Street Hassall Grove
NSW 2761

Sold Price: \$667,000

Sold Date: 20 September 2020

Distance from Subject: 0.5km

Features: Low Density Residential, 1 Family / Rumpus Rooms, RESIDENTIAL

***Agent Advised**

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Hilton Parkes
REAL ESTATE

PO Box 60, Hassall Grove NSW 2761
P 02 9422 2211 | hiltonparkes.com.au
P 02 9422 2200 | www.hiltonparkes.com.au

20th November 2020

To whom it may concern:

RENTAL APPRAISAL – 43 ALROY CRESCENT, HASSALL GROVE

Hassall Grove is a highly sought after suburb in the area. In our opinion, the above-mentioned property in its current condition would rent for approximately \$420.00 per week.

As you are aware these figures are only indicative of the potential in the area. Hilton Parkes Real Estate accepts no responsibility for rent predictions not being met. We can be contacted at rentals@hiltonparkes.com.au or 9922 2900. Assuring you of the highest quality service at all times.

Yours sincerely,

Kim Cooper
Senior Property Manager

3	1	3	105m ²	552m ²

43 Alroy Crescent Hassall Grove NSW 2761

Sold Price: \$700,000

Sold Date: 03 December 2020

Distance from Subject: 0.5km

Features: Low Density Residential, RESIDENTIAL

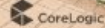
Nov 20

LLB1

TRADING & INVESTMENT Pty Ltd ABN 54 020 400 055
www.hiltonparkes.com.au



Jan 21



3	1	3	117m ²	558m ²

9 Stockholm Avenue Hassall Grove NSW 2761

Sold Price: **\$710,000**

Sold Date: 05 February 2021

Distance from Subject: 0.6km

Features: Low Density Residential, 1 Dining Rooms, 1 Family / Rumpus Rooms, Stainless Steel Appliances, 1 Lounge Rooms, Tiled Floor,



Harcourts
Your Place

Aug 20



3	1	2	88m ²	550m ²

22 Kirsty Crescent Hassall Grove NSW 2761

Sold Price: \$680,000

Sold Date: 12 December 2020

Distance from Subject: 0.6km

Features: Low Density Residential, RESIDENTIAL, 1998 Year Building Refurbished

***Agent Advised**

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Hassall Grove Insights: A Snapshot



Houses

Median Price

\$613,569

	Past Sales	Capital Growth
2020	46	↑ 7.25%
2019	39	↑ 1.27%
2018	34	↓ 11.36%
2017	45	↑ 11.68%
2016	37	↓ 1.21%

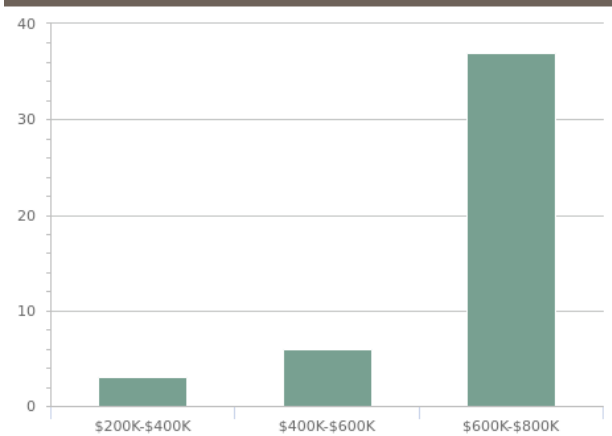
Units

Median Price

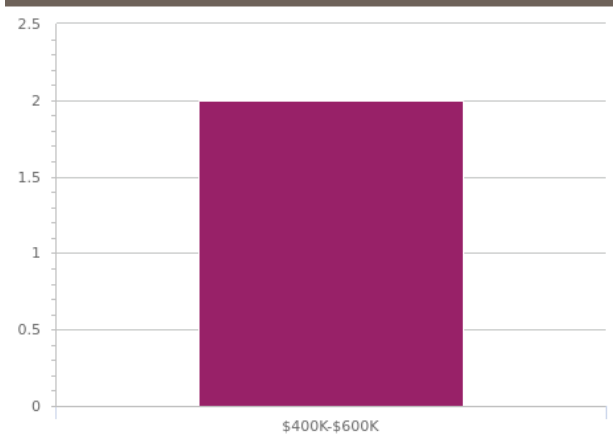
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	Past Sales	Capital Growth
2020	2	- -
2019	0	- -
2018	1	- -
2017	1	- -
2016	1	- -

House Sales by Price (Past 12 Months)



Unit Sales by Price (Past 12 Months)



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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>

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

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