

IntelliVal for Professionals Automated Valuation Estimate

Prepared on 22 July 2021



4/12-14 Wentworth Road North Homebush NSW 2140

Lot/Plan: 4/SP58200

Estimated Value:

\$691,482

FSD*: (Forecast Standard Deviation)

11%

Estimated Price Range:

\$615,419 - \$767,545

Property Attributes:



Year Built

1998



Land Area

3,495m²



Property Type

Unit



Land Use

-



Development Zoning

Residential

Sales History

Sale Date	Sale Price	Sale Type
14 Feb 2013	\$500,000	Unknown
13 Jun 2002	\$347,000	Unknown
06 Apr 1999	\$235,000	Unknown

Estimated Value as at 19 July 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.

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

For more information on estimated values: <https://www.corelogic.com.au/estimated-value-faqs>

CoreLogic IntelliVal for Professionals Automated Valuation Estimate

4/12-14 Wentworth Road North Homebush NSW 2140

Prepared on 22 July 2021

Location Highlights



CoreLogic IntelliVal for Professionals Automated Valuation Estimate

4/12-14 Wentworth Road North Homebush NSW 2140

Prepared on 22 July 2021

Recently Sold Properties



 3
  3
  2
  -

7/9 Verley Drive Homebush NSW 2140

Sold Price: \$754,000

Sold Date: 04 August 2020

Distance from Subject: 0.2km

Features: Medium Density Residential, Internal Laundry, Bath, Dishwasher, Gas, RESIDENTIAL



 2
  2
  2
  154m²

5/34-36 Pomeroy Street Homebush NSW 2140

Sold Price: \$743,000

Sold Date: 26 September 2020

Distance from Subject: 0.4km

Features: Medium Density Residential, Dishwasher, Floorboards, Courtyard, RESIDENTIAL, 2 Toilets



 2
  2
  2
  1,278m²

34/32-36 Underwood Road Homebush NSW 2140

Sold Price: **\$732,000**

Sold Date: 07 May 2021

Distance from Subject: 0.4km

Features: RESIDENTIAL

***Agent Advised**

CoreLogic IntelliVal for Professionals Automated Valuation Estimate

4/12-14 Wentworth Road North Homebush NSW 2140



Prepared on 22 July 2021



2 2 1 116m²

2/32-36 Underwood Road Homebush NSW 2140

Sold Price: **\$669,000**

Sold Date: 21 June 2021

Distance from Subject: 0.4km

Features: Floorboards, Courtyard



2 2 1 122m²

9/69-73 Park Road Homebush NSW 2140

Sold Price: \$612,000

Sold Date: 23 March 2021

Distance from Subject: 0.5km

Features: High Density Residential, RESIDENTIAL



2 2 1 114m²

3/70-72 Park Road Homebush NSW 2140

Sold Price: \$635,000

Sold Date: 04 May 2021

Distance from Subject: 0.5km

Features: High Density Residential, RESIDENTIAL, 2 Toilets

***Agent Advised**

CoreLogic IntelliVal for Professionals Automated Valuation Estimate

4/12-14 Wentworth Road North Homebush NSW 2140

Prepared on 22 July 2021

Homebush Insights: A Snapshot



Houses

Median Price
\$1,896,061

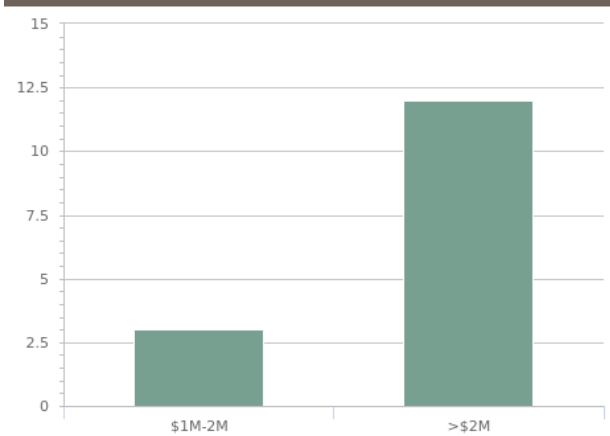
	Past Sales	Capital Growth
2021	-	↑ 10.57%
2020	-	↑ 8.87%
2019	-	↓ 18.34%
2018	-	↓ 15.05%
2017	-	↑ 30.90%

Units

Median Price
\$633,291

	Past Sales	Capital Growth
2021	-	↓ 5.03%
2020	-	↑ 7.34%
2019	-	↓ 6.91%
2018	-	↓ 2.47%
2017	-	↑ 4.43%

House Sales by Price (Past 12 Months)



Unit Sales by Price (Past 12 Months)



CoreLogic IntelliVal for Professionals Automated Valuation Estimate

4/12-14 Wentworth Road North Homebush NSW
2140



Prepared on 22 July 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.

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 Engagement Team.

Within Australia: **1300 660 051**

Please do not hesitate to contact us via <https://valstatus.rpdata.com> if you have any questions about this notification.

CoreLogic IntelliVal for Professionals Automated Valuation Estimate