

IntelliVal Automated Valuation Estimate

Prepared on 20 March 2020



5/96 Broadway Punchbowl NSW 2196

Estimated Value:

\$460,000

Estimated Value Confidence:



Estimated Price Range:

\$409,000 - \$511,000

Property Attributes:



Year Built

1973



Land Area

896m²



Property Type

Unit



Land Use

Residential Strata Units



Development Zoning

Residential

Sales History

Sale Date	Sale Price	Sale Type
17 Mar 2016	\$485,000	Unknown
11 Mar 1993	\$135,000	Unknown

Estimated Value as at 16 March 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



3	1	1	871m ²

7/5 Defoe Street Wiley Park NSW 2195

Sold Price: \$448,000

Sold Date: 13 December 2019

Distance from Subject: 0.9km

Features: Medium Density Residential, Timber Floor, Built-In Wardrobes, Close to Schools, Close to Shops, Close to Transport,



2	1	1	985m ²

5/59-61 Broadway Punchbowl NSW 2196

Sold Price: \$440,000

Sold Date: 26 July 2019

Distance from Subject: 0.2km

Features: High Density Residential, Built-In Wardrobes, Close to Schools, Close to Shops, Close to Transport, Formal Lounge,



2	1	1	898m ²

2/48 Broadway Punchbowl NSW 2196

Sold Price: \$435,000

Sold Date: 15 June 2019

Distance from Subject: 0.3km

Features: High Density Residential, 1 Dining Rooms, Timber Floor, RESIDENTIAL, 1 Toilets, District View

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2 1 3 919m²

4/55 Rawson Street Wiley Park NSW 2195

Sold Price: \$425,000

Sold Date: 16 January 2020

Distance from Subject: 0.3km

Features: Medium Density Residential, 1 Floor Level Of Unit, Stainless Steel Appliances, Tiled Floor, Timber Floor, Built-In Wardrobes, Close to



114/118 Rossmore Ave, Punchbowl

CoreLogic

2 1 1 892m²

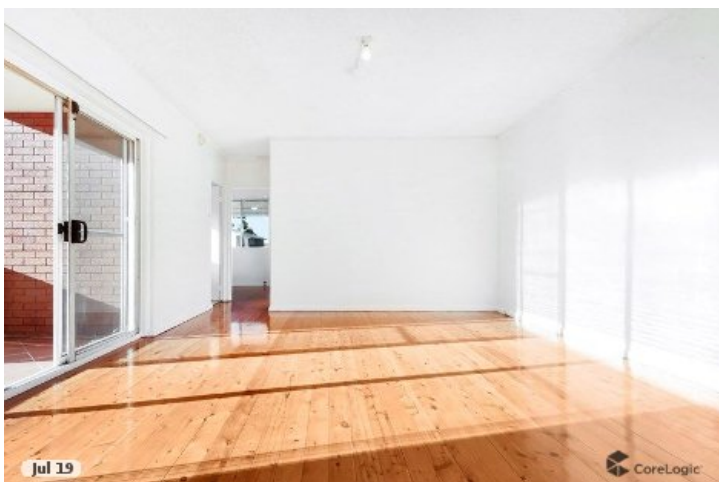
1/118 Rossmore Avenue Punchbowl NSW 2196

Sold Price: \$455,000

Sold Date: 11 June 2019

Distance from Subject: 0.4km

Features: High Density Residential, 1 Dining Rooms, 1 Lounge Rooms, Built-In Wardrobes, Close to Schools, Close to Shops, Close to



2 1 1 968m²

3/19 Rawson Street Wiley Park NSW 2195

Sold Price: \$412,000

Sold Date: 18 July 2019

Distance from Subject: 0.4km

Features: Medium Density Residential, Timber Floor, RESIDENTIAL

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Punchbowl Insights: A Snapshot



Houses

Median Price

\$820,409

	Past Sales	Capital Growth
2019	117	↑ 8.89%
2018	107	↓ 11.40%
2017	140	↑ 1.83%
2016	140	↓ 1.02%
2015	152	↑ 19.10%

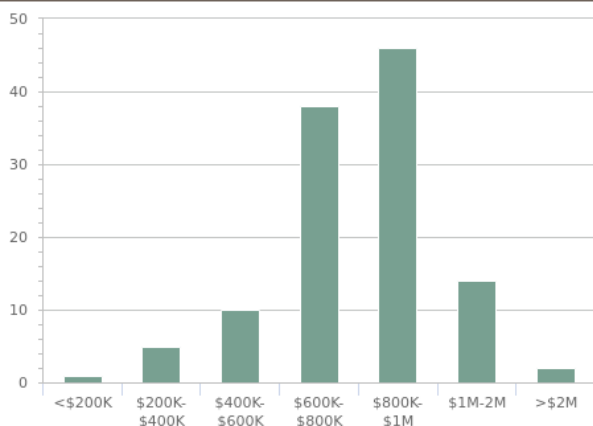
Units

Median Price

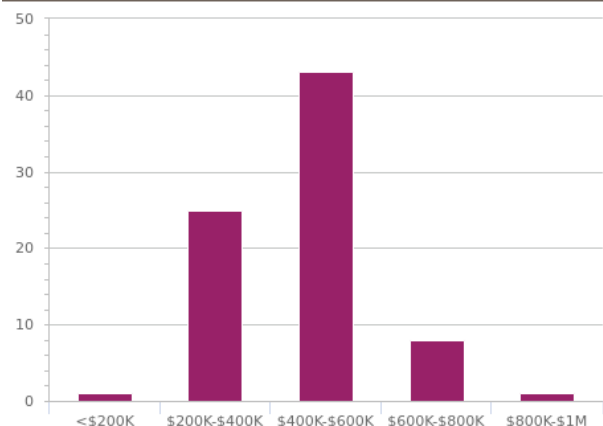
\$454,335

	Past Sales	Capital Growth
2019	78	↓ 1.41%
2018	61	↓ 7.05%
2017	121	↑ 7.56%
2016	135	↓ 5.60%
2015	127	↑ 20.57%

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.



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