

# IntelliVal Automated Valuation Estimate

Prepared on 23 August 2021



10 Campbell Avenue The Entrance NSW 2261

Estimated Value:

**\$940,000**

Estimated Value Confidence:



Low

High

Estimated Price Range:

**\$780,000 - \$1,100,000**

Property Attributes:



3



2



1



136m<sup>2</sup>



Year Built

-



Land Area

697m<sup>2</sup>



Property Type

House



Land Use

-



Development Zoning

Residential

## Sales History

Sale Date	Sale Price	Sale Type
24 Jun 2010	\$325,000	Unknown
21 Aug 1996	\$57,500	Unknown
26 Oct 1994	\$108,000	Unknown

Estimated Value as at 16 August 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 2 1 108m<sup>2</sup> 475m<sup>2</sup>

### 4 View Street The Entrance NSW 2261

Sold Price: **\$1,005,000**

Sold Date: 22 July 2021

Distance from Subject: 0.2km

Features: Low Density Residential



3 2 2 232m<sup>2</sup> 575m<sup>2</sup>

### 12 Battley Avenue The Entrance NSW 2261

Sold Price: \$850,000

Sold Date: 20 December 2020

Distance from Subject: 0.3km

Features: Medium Density Residential, 1 Dining Rooms, Designer Kitchen, 1 Lounge Rooms, Floorboards, 1 No of Study Rooms, Dishwasher,



4 2 - 138m<sup>2</sup> 696m<sup>2</sup>

### 26 Nirvana Street Long Jetty NSW 2261

Sold Price: \$900,500

Sold Date: 01 June 2021

Distance from Subject: 1.2km

Features: Medium Density Residential, Floorboards, 695 M2 (Approx), RESIDENTIAL, 1 Total Floors In Building

**\*Agent Advised**

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3 2 1 126m<sup>2</sup> 670m<sup>2</sup>

## 67 Elsiemer Street Long Jetty NSW 2261

Sold Price: \$820,000

Sold Date: 09 December 2020

Distance from Subject: 1.7km

Features: General Residential, RESIDENTIAL



4 2 2 147m<sup>2</sup> 677m<sup>2</sup>

## 3 Elsiemer Street Long Jetty NSW 2261

Sold Price: \$862,500

Sold Date: 02 December 2020

Distance from Subject: 1.8km

Features: Low Density Residential, RESIDENTIAL



3 1 1 136m<sup>2</sup> 696m<sup>2</sup>

## 11 Campbell Avenue The Entrance NSW 2261

Sold Price: \$860,000

Sold Date: 30 June 2021

Distance from Subject: 0.1km

Features: Medium Density Residential, Dishwasher, RESIDENTIAL, 1 Total Floors In Building

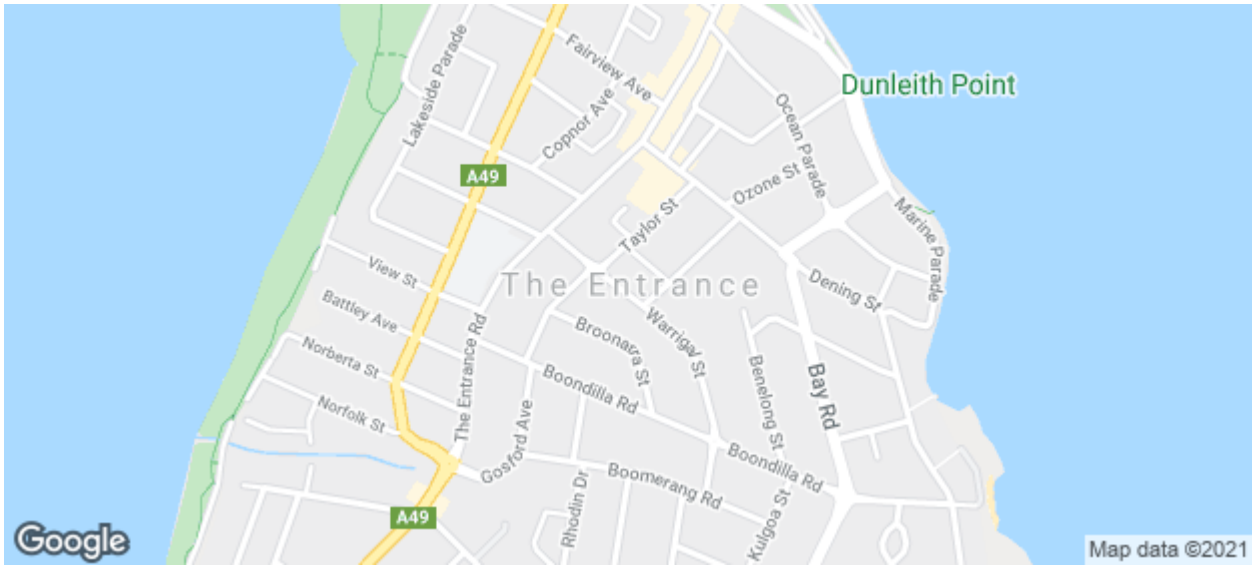
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## The Entrance Insights: A Snapshot



### Houses

Median Price

**\$858,319**

	Past Sales	Capital Growth
2021	51	↑ 27.83%
2020	39	↑ 5.40%
2019	25	↓ 9.29%
2018	42	↑ 3.86%
2017	52	↑ 22.43%

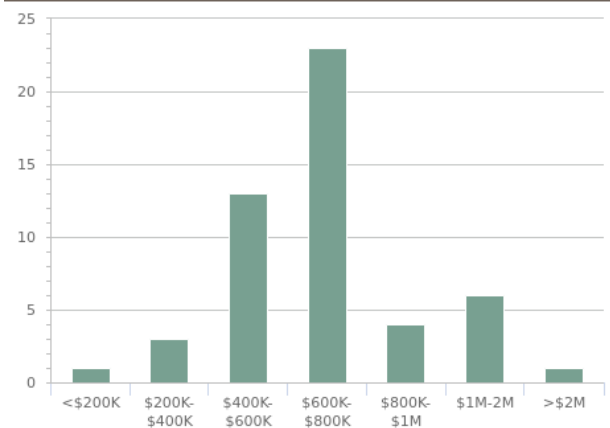
### Units

Median Price

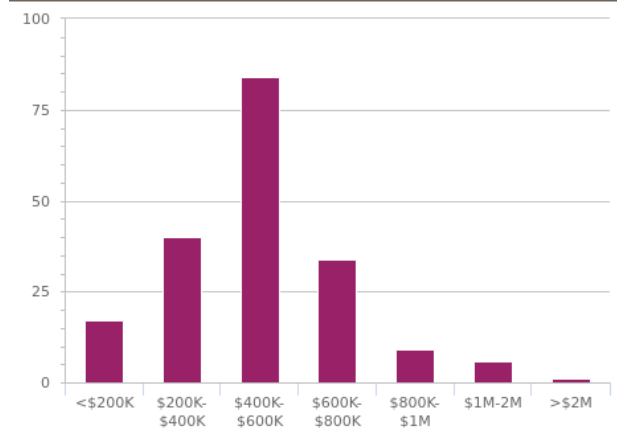
**\$537,848**

	Past Sales	Capital Growth
2021	191	↑ 15.74%
2020	93	↑ 1.97%
2019	105	↑ 6.76%
2018	168	↓ 0.70%
2017	147	↑ 11.49%

### 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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