

IntelliVal Automated Valuation Estimate

Prepared on 31 July 2020



8F/16 Bligh Place Randwick NSW 2031

Estimated Value:

\$750,000

Estimated Value Confidence:



Low

High

Estimated Price Range:

\$660,000 - \$840,000

Property Attributes:



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51m²



Year Built

1974



Land Area

697m²



Property Type

Unit



Land Use

Residential Strata Units



Development Zoning

Residential

Sales History

Sale Date	Sale Price	Sale Type
23 Feb 2018	\$690,000	Unknown
03 Oct 2013	\$410,000	Unknown
03 Dec 1998	\$194,000	Unknown

Estimated Value as at 27 July 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



1 1 1 67m²

2F/8 Bligh Place Randwick NSW 2031

Sold Price: \$715,000

Sold Date: 21 February 2020

Distance from Subject: 0.1km

Features: Medium Density Residential, lift, garden, close to parklands, close to schools, close to shops, close to transport, quiet location,



1 1 1 67m²

2C/10 Bligh Place Randwick NSW 2031

Sold Price: \$640,000

Sold Date: 09 April 2020

Distance from Subject: 0.1km

Features: Medium Density Residential, Internal Laundry, RESIDENTIAL



1 1 1 -

7/62 Frenchmans Road Randwick NSW 2031

Sold Price: \$850,000

Sold Date: 07 May 2020

Distance from Subject: 0.2km

Features: Neighbourhood Centre, Dishwasher, Close to Schools, Close to Shops, Close to Transport, Lift Installed, RESIDENTIAL

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74m²

30/32-38 Dutruc Street
Randwick NSW 2031

Sold Price: \$715,000

Sold Date: 28 February 2020

Distance from Subject: 0.4km

Features: Medium Density Residential,
RESIDENTIAL



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66m²

5/76 Albion Street Randwick
NSW 2031

Sold Price: \$736,000

Sold Date: 15 February 2020

Distance from Subject: 0.5km

Features: Medium Density Residential, Internal
Laundry, RESIDENTIAL



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81m²

13/1 Pitt Street Randwick NSW
2031

Sold Price: \$650,000

Sold Date: 05 May 2020

Distance from Subject: 0.5km

Features: Medium Density Residential, Internal
Laundry, Bath, North Facing, RESIDENTIAL

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Randwick Insights: A Snapshot



Houses

Median Price

\$2,631,602

	Past Sales	Capital Growth
2020	119	↑ 24.01%
2019	127	↓ 10.04%
2018	191	↓ 4.04%
2017	138	↑ 19.48%
2016	150	↑ 12.84%

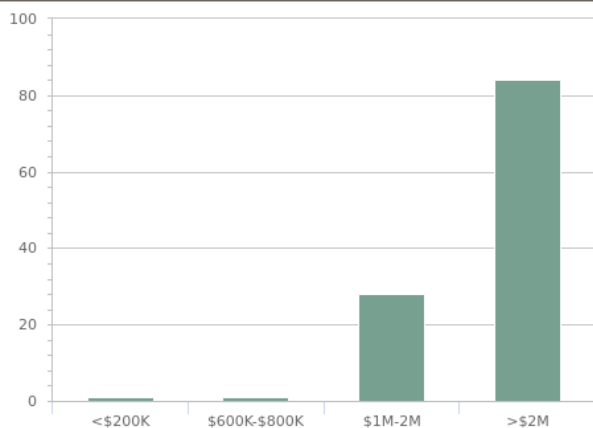
Units

Median Price

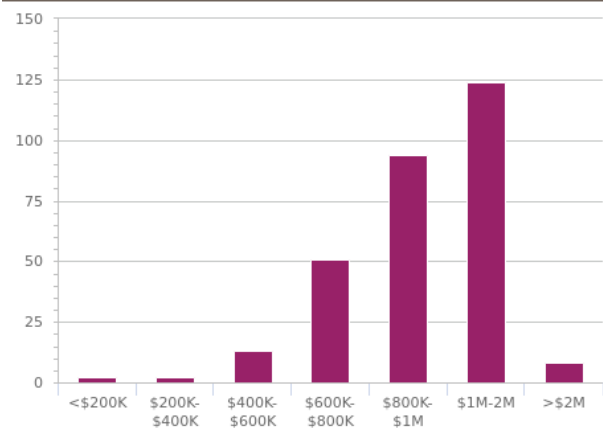
\$1,020,575

	Past Sales	Capital Growth
2020	303	↑ 19.24%
2019	235	↓ 10.70%
2018	412	↑ 0.91%
2017	321	↑ 14.26%
2016	389	↑ 4.38%

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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