

# IntelliVal Automated Valuation Estimate

Prepared on 23 August 2020



78/525 Illawarra Road Marrickville NSW 2204

Estimated Value:

**\$890,000**

Estimated Value Confidence:



Low

High

Estimated Price Range:

**\$802,000 - \$981,000**

Property Attributes:



2



2



1



87m<sup>2</sup>



Year Built

2012



Land Area

-



Property Type

Unit



Land Use

Residential Strata Units



Development Zoning

Residential

## Sales History

Sale Date	Sale Price	Sale Type
01 Aug 2011	\$599,000	Unknown

Estimated Value as at 17 August 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



2	2	1	-

89/525 Illawarra Road  
Marrickville NSW 2204

Sold Price: \$956,000

Sold Date: 29 February 2020

Distance from Subject: 0km

Features: General Residential, Caesar Bench Tops, Dishwasher, Stainless Steel Appliances, Carpet Floor, Terrace-Balcony, RESIDENTIAL,



2	2	1	586m <sup>2</sup>

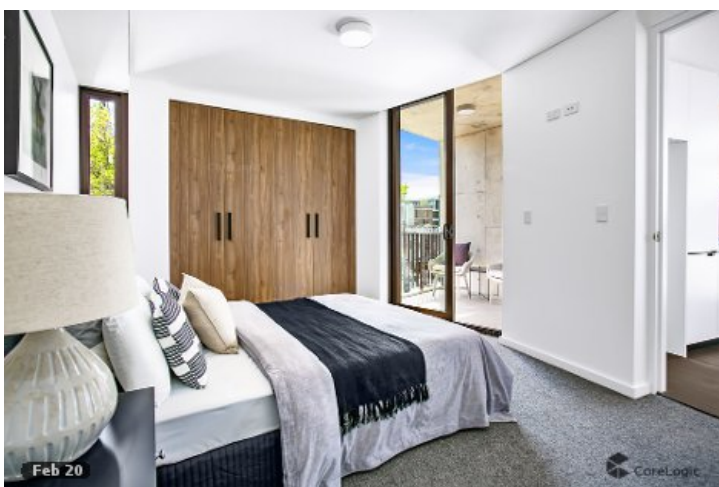
1/392-396 Illawarra Road  
Marrickville NSW 2204

Sold Price: \$950,000

Sold Date: 29 April 2020

Distance from Subject: 0.5km

Features: RESIDENTIAL



2	2	1	93m <sup>2</sup>

7/392-396 Illawarra Road  
Marrickville NSW 2204

Sold Price: \$920,000

Sold Date: 09 March 2020

Distance from Subject: 0.5km

Features: Terrace-Balcony, RESIDENTIAL

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2 2 1 1,220m<sup>2</sup>

16/384 Illawarra Road  
Marrickville NSW 2204

Sold Price: \$870,000

Sold Date: 12 June 2020

Distance from Subject: 0.6km

Features: NE, Local Centre, Caesar Bench Tops, Dishwasher, Stainless Steel Appliances, Internal Laundry, Floorboards, 1 No. Floor Levels Inside



2 2 1 -

802B/359 Illawarra Road  
Marrickville NSW 2204

Sold Price: \$910,000

Sold Date: 12 March 2020

Distance from Subject: 0.9km

Features: Local Centre, Internal Laundry, Dishwasher, Residential



2 2 1 -

501A/359 Illawarra Road  
Marrickville NSW 2204

Sold Price: \$1,020,000

Sold Date: 19 June 2020

Distance from Subject: 0.9km

Features: Local Centre, Residential

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## Marrickville Insights: A Snapshot



### Houses

Median Price

**\$1,540,187**

	Past Sales	Capital Growth
2020	209	↑ 23.43%
2019	162	↓ 9.51%
2018	199	↓ 8.98%
2017	183	↑ 27.29%
2016	192	↑ 7.15%

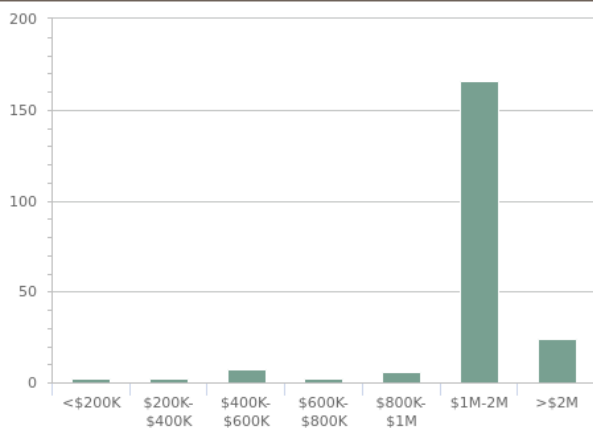
### Units

Median Price

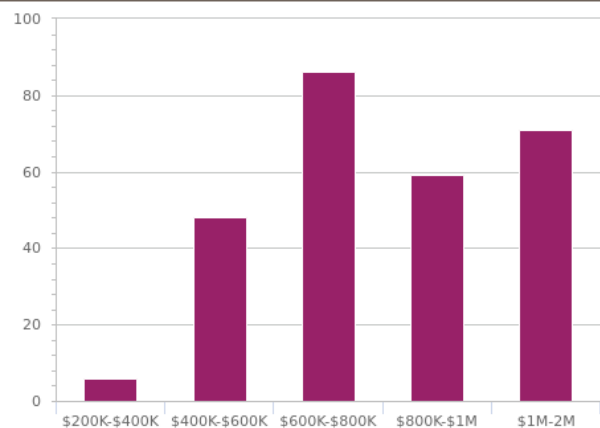
**\$803,299**

	Past Sales	Capital Growth
2020	270	↑ 23.81%
2019	181	↓ 9.90%
2018	220	↓ 2.98%
2017	303	↑ 15.87%
2016	196	↑ 1.50%

### 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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