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## Fwd: Property update for 1 Wambaya Cres, Waramanga

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To: mail@jasprizza.com.au

Fri, Dec 11, 2020 at 12:52 PM

----- Forwarded message -----

From: [realestate.com.au](http://realestate.com.au) <[review@edm.realestate.com.au](mailto:review@edm.realestate.com.au)>  
Date: Thu, Jul 9, 2020 at 6:24 PM  
Subject: Property update for 1 Wambaya Cres, Waramanga  
To: <[nicquinn@gmail.com](mailto:nicquinn@gmail.com)>

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## Nicholas, your Property Update



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### 1 Wambaya Cres, Waramanga 2611 ACT

**Estimated Value**                      **\$678,366**

[View recent sales >](#)

As the property market shifts month to month, things like recent sales in your area can change your estimated property value.

[View your property dashboard](#)

See below for how these numbers are calculated.

### What's an 'Estimated Value'?

It's a useful starting point to understand a property's estimated market value. It's calculated using automated statistical models based on available local property data, and is an indication rather than a prediction. Research similar sold properties to gain a bigger picture of what your property could be worth.

[Similar sold properties](#)

### Have other properties to track?



[Add another property](#)

### Market activity for all houses in Waramanga



Median price: \$698,000

Annual growth: 6%

[See more data for Waramanga](#)

See below for how these numbers are calculated.

## Don't hold off buying due to stamp duty removal rumours

While talk of state governments potentially scrapping stamp duty is positive, experts warn that the tax won't be scrapped without a replacement.

Stamp duty

**More Property Market Trends ›**

## Pressure on HomeBuilder to help new housing industry

The Australian housing industry is even more hopeful the federal government's HomeBuilder incentive will help re-boot the industry.

HomeBuilder Scheme

**More News ›**

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**Estimated value:** An 'estimated value' is a computer generated price calculated and supplied monthly by Hometrack Australia using automated statistical models based on available local property data, including the type of property, recent sales and local price trends. It is not a price prediction and is only used as an indication of the potential value of a property. The 'estimated value' is current at the time of publication and should not be relied upon as an accurate representation of the market value of a property. [realestate.com.au](#) Pty Ltd makes no warranty as to the accuracy or reliability of the information contained in the 'estimated value' and [realestate.com.au](#) and its related entities, directors, officers and agents disclaim all liability and responsibility for any direct or indirect loss or damage which may be suffered by the recipient through relying on anything contained in or omitted from an 'estimated value'.

**Median Price:** The price of a property that falls in the middle of the total number of properties sold over a period of time, based on 45 property sales over the preceding 12 month period.

**Annual growth:** The compound annual growth rate in median price, comparing the median price of property sales in the preceding 12 months to the median price of properties sold in the same 12 month period 5 years ago.

**Why am I seeing -?:** A minimum of 10 properties is required to calculate the value for your suburb

**Market Demand:** We decide whether a suburb is a buyer's market, a seller's or a balanced market depending on how much demand there is on our site for properties in the suburb. For more information on the property views, days on market and listings activity in your suburb, visit [realestate.com.au/invest](#).

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