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Fwd: Property update for 1 Wambaya Cres, Waramanga

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Fri, Dec 11, 2020 at 12:51 PM

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

From: [realestate.com.au](mailto:review@edm.realestate.com.au) <review@edm.realestate.com.au>
Date: Thu, Jun 6, 2019 at 7:35 PM
Subject: Property update for 1 Wambaya Cres, Waramanga
To: <nicjquinn@gmail.com>

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Nicholas, your Property Update



1 Wambaya Cres, Waramanga 2611 ACT

Estimated Value **\$618,760**

[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](#)

Does the interest rate on your homeloan start with a 3?



Explore your home loan options today and see how much you could save.

[Explore options](#)

Market activity for all houses in Waramanga



Median price: \$687,500
Annual growth: 6%

[See more data for Waramanga](#)

See below for how these numbers are calculated.



Nerida Conisbee
realestate.com.au Chief Economist

When prices drop, these are the stats that matter

Some experts suggest that we are in the midst of a dramatic housing downturn, but market conditions across Australia are actually highly variable.

[Understand the market](#)

[more Property Market Trends ›](#)

RBA cuts interest rates to record low 1.25%

The rate cut will be welcomed by the property market, but the big question for most borrowers is will their mortgage repayments now drop?

[How it impacts you](#)

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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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Refinance Cashback Offer: Applies to eligible NAB home loan products. To be eligible, customers need to be refinancing a loan of \$250,000 or more and hold a NAB transaction account. Drawdown must occur between 15 April 2019 and 31 July 2019 inclusive. Not available for refinances of existing NAB, UBank or Advantedge home loans. Please read the full eligibility criteria in the [Terms & Conditions here](#).

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