

market value recorded in BGL =

Acc 72650 WDV \$14,180.73  
Acc 76500 WDV \$4,275.01  
Acc 77200 \$1,044,277.26



# IntelliVal for Professionals Automated Valuation Estimate

Prepared on 28 March 2023

5/9 Cypress Crescent Cabarita Beach NSW 2488

Lot/Plan: 5/SP21589

Estimated Value:

**\$1,062,733**

FSD\*: (Forecast Standard Deviation)

20%

Estimated Price Range:

**\$850,186 - \$1,275,280**

Property Attributes:



2



1



1



51m<sup>2</sup>



Year Built

1984



Land Area

1,251m<sup>2</sup>



Property Type

Unit



Land Use

-



Development Zoning

Residential

## Sales History

Sale Date	Sale Price	Sale Type
26 Aug 2022	-	Unknown
22 Nov 2013	\$405,000	Unknown
16 Jan 1996	\$163,000	Unknown
22 May 1985	\$56,000	Unknown

Estimated Value as at 20 March 2023. 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.

A Forecast Standard Deviation is an estimate of the variation between the modelled estimate and the market value of a property. A smaller FSD indicates that our estimate of value is likely closer to the true market value of a property than a larger FSD.

For more information on estimated values: <https://www.corelogic.com.au/estimated-value-faqs>

CoreLogic IntelliVal for Professionals Automated Valuation Estimate

© Copyright 2022 | RP Data Pty Ltd trading as CoreLogic Asia Pacific (CoreLogic) and its licensors are the sole and exclusive owners of all rights, title and interest (including intellectual property rights) subsisting in this publication including any data, analytics, statistics and other information. All rights reserved. No reproduction, distribution, or transmission of the copyrighted materials is permitted. The information is deemed reliable but not guaranteed.

# 5/9 Cypress Crescent Cabarita Beach NSW 2488



Prepared on 28 March 2023

## Location Highlights



CoreLogic IntelliVal for Professionals Automated Valuation Estimate

© Copyright 2022 | RP Data Pty Ltd trading as CoreLogic Asia Pacific (CoreLogic) and its licensors are the sole and exclusive owners of all rights, title and interest (including intellectual property rights) subsisting in this publication including any data, analytics, statistics and other information. All rights reserved. No reproduction, distribution, or transmission of the copyrighted materials is permitted. The information is deemed reliable but not guaranteed.



# 5/9 Cypress Crescent Cabarita Beach NSW 2488

Prepared on 28 March 2023

## Recently Sold Properties



			
2	1	1	1,251m <sup>2</sup>

### 6/9 Cypress Crescent Cabarita Beach NSW 2488

**Sold Price:** \$1,200,000

**Sold Date:** 26 September 2022

**Distance from Subject:** 0km

**Features:** Low Density Residential, RESIDENTIAL



			
3	2	4	-

### 1/59 Hastings Road Bogangar NSW 2488

**Sold Price:** \$1,015,000

**Sold Date:** 19 May 2022

**Distance from Subject:** 0.4km

**Features:** Medium Density Residential, Courtyard, Dishwasher, RESIDENTIAL



			
3	2	2	249m <sup>2</sup>

### 10/59 Hastings Road Bogangar NSW 2488

**Sold Price:** \$1,120,000

**Sold Date:** 08 October 2022

**Distance from Subject:** 0.4km

**Features:** Medium Density Residential, Dishwasher, RESIDENTIAL

# 5/9 Cypress Crescent Cabarita Beach NSW 2488



Prepared on 28 March 2023



2



1



3



666m<sup>2</sup>

**3/89 Tweed Coast Road  
Bogangar NSW 2488**

**Sold Price:** \$1,180,000

**Sold Date:** 09 May 2022

**Distance from Subject:** 0.6km

**Features:** Medium Density Residential, Dishwasher, Close to the surf, RESIDENTIAL, 1 Toilets, 2013 Year Building Refurbished



3



1



2



932m<sup>2</sup>

**2/12 Silver Ash Court Bogangar  
NSW 2488**

**Sold Price:** \$1,210,000

**Sold Date:** 31 May 2022

**Distance from Subject:** 1km

**Features:** Low Density Residential, Internal Laundry, Bath, Broadband internet access, Separate Dining Room, RESIDENTIAL



2



2



1



122m<sup>2</sup>

**19/685-707 Casuarina Way  
Casuarina NSW 2487**

**Sold Price:** \$987,500

**Sold Date:** 09 November 2022

**Distance from Subject:** 2km

**Features:** General Residential, Dishwasher, Floorboards, 1 No of Study Rooms, Dishwasher, RESIDENTIAL, Gym, 3 Total Floors In Building

CoreLogic IntelliVal for Professionals Automated Valuation Estimate

# 5/9 Cypress Crescent Cabarita Beach NSW 2488



Prepared on 28 March 2023

## Cabarita Beach Insights: A Snapshot



### Houses

Median Price

—

	Past Sales	Capital Growth
2022	0	- -
2021	2	- -
2020	0	- -
2019	3	- -
2018	1	- -

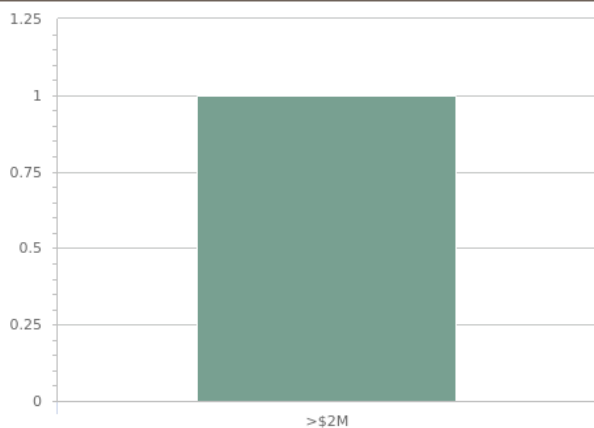
### Units

Median Price

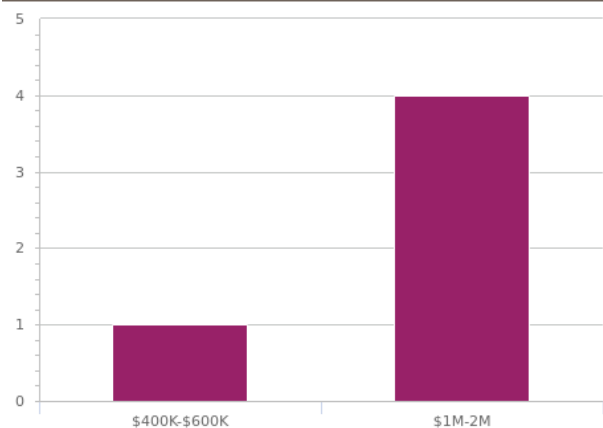
**\$842,936**

	Past Sales	Capital Growth
2022	5	↑ 4.06%
2021	4	↑ 34.85%
2020	6	↑ 11.99%
2019	4	↑ 4.30%
2018	4	↑ 9.51%

### House Sales by Price (Past 12 Months)



### Unit Sales by Price (Past 12 Months)



CoreLogic IntelliVal for Professionals Automated Valuation Estimate

Prepared on 28 March 2023

## Disclaimers

This publication reproduces materials and content owned or licenced by RP Data Pty Ltd trading as CoreLogic Asia Pacific (CoreLogic) and may include data, statistics, estimates, indices, photographs, maps, tools, calculators (including their outputs), commentary, reports and other information (CoreLogic Data).

The CoreLogic Data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

While CoreLogic uses commercially reasonable efforts to ensure the CoreLogic Data is current, CoreLogic does not warrant the accuracy, currency or completeness of the CoreLogic Data and to the full extent permitted by law excludes all loss or damage howsoever arising (including through negligence) in connection with the CoreLogic Data.

Contains property sales information provided under licence from the Land and Property Information ("LPI"). RP Data Pty Ltd trading as CoreLogic is authorised as a Property Sales Information provider by the LPI.

An Estimated Value is generated (i) by a computer driven mathematical model in reliance on available data; (ii) without the physical inspection of the subject property; (iii) without taking into account any market conditions (including building, planning, or economic), and/or (iv) without identifying observable features or risks (including adverse environmental issues, state of repair, improvements, renovations, aesthetics, views or aspect) which may, together or separately, affect the value.

An Estimated Value is current only at the date of publication or supply. CoreLogic expressly excludes any warranties and representations that an Estimated Value is an accurate representation as to the market value of the subject property.

To the full extent permitted by law, CoreLogic excludes all liability for any loss or damage howsoever arising or suffered by the recipient, whether as a result of the recipient's reliance on the accuracy of an Estimated Value or otherwise arising in connection with an Estimated Value.

For more information on estimated values: <https://www.corelogic.com.au/estimated-value-faqs>

If you have any questions or concerns about the information in this report, please contact our Customer Engagement Team.

Within Australia: **1300 660 051**

Please do not hesitate to contact us via <https://valstatus.rpdata.com> if you have any questions about this notification.

CoreLogic IntelliVal for Professionals Automated Valuation Estimate