

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/SP21389

Estimated Value:

\$1,062,733

FSD*: (Forecast Standard Deviation)

20%

Estimated Price Range:

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

Property Attributes:



2



1



1



51m²



Year Built

1984



Land Area

1,251m²



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>

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Location Highlights



CoreLogic IntelliVal for Professionals Automated Valuation Estimate

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Prepared on 28 March 2023

Recently Sold Properties



2



1



1



1,251m²

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



249m²

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

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5/9 Cypress Crescent Cabarita Beach NSW 2488



Prepared on 28 March 2023



2 1 3 666m²

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 932m²

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 122m²

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

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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	- -

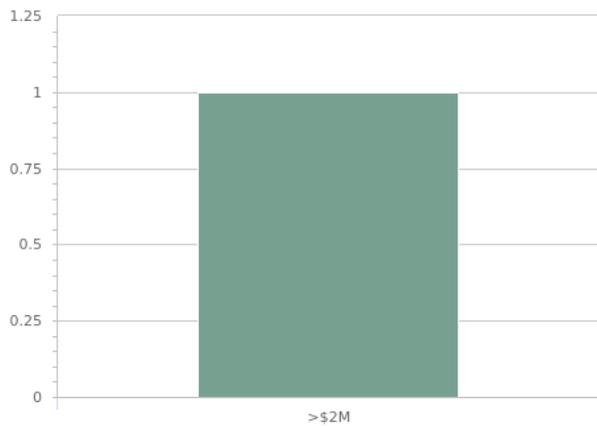
Units

Median Price

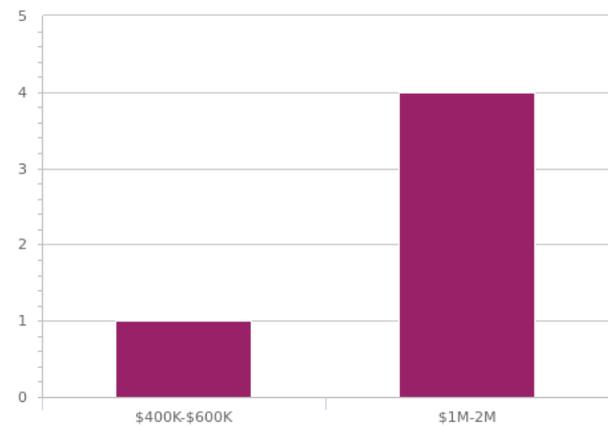
\$842,936

	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

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