IntelliVal Automated Valuation Estimate

Prepared on 08 July 2022

CoreLogic®

64 Monica Avenue Hassall Grove NSW 2761

Estimated Value:

$845,000

Estimated Value Confidence:

Low   High

Estimated Price Range:

$768,000 - $920,000

Property Attributes:

🛏 3	🛁 1	🚗 1	113m^2

Year Built	Land Area	Property Type	Land Use	Development Zoning
1994	500m^2	House	-	Residential

Sales History

Sale Date	Sale Price	Sale Type
09 Apr 2013	$365,000	Unknown
26 Feb 2004	$345,000	Unknown
28 Jul 1992	$57,000	Unknown

Estimated Value as at 04 July 2022. 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

🛏 3   🛁 1   🚗 1   97m²   454m²

33 Monica Avenue Hassall Grove NSW 2761

Sold Price: $810,000

Sold Date: 11 March 2022

Distance from Subject: 0.2km

Features: Low Density Residential, RESIDENTIAL

🛏 3   🛁 1   🚗 1   117m²   486m²

27 Halsley Street Hassall Grove NSW 2761

Sold Price: $850,000

Sold Date: 25 April 2022

Distance from Subject: 0.3km

Features: Low Density Residential, 0, RESIDENTIAL, 1 Toilets, Shed

🛏 3   🛁 1   🚗 1   82m²   550m²

5 Matheson Grove Hassall Grove NSW 2761

Sold Price: $785,000

Sold Date: 19 February 2022

Distance from Subject: 0.7km

Features: Low Density Residential, 1 Dining Rooms, Under Cover Entertaining Area, 1 Lounge Rooms, RESIDENTIAL, 1 Toilets, 2004

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🛏 3 | 🛁 1 | 🚗 1 | 101m² | 555m²

96 Stockholm Avenue Hassall Grove NSW 2761

Sold Price: **$845,000**

Sold Date: 20 June 2022

Distance from Subject: 0.8km

Features: Low Density Residential, 1 No of Study Rooms, 2000 Year Building Refurbished

🛏 3 | 🛁 1 | 🚗 1 | 84m² | 643m²

12 Allard Place Hassall Grove NSW 2761

Sold Price: $755,000

Sold Date: 26 October 2021

Distance from Subject: 0.2km

Features: Low Density Residential, Carpet Floor, RESIDENTIAL, 1 Toilets

🛏 4 | 🛁 1 | 🚗 1 | 114m² | 526m²

41 Ripley Place Hassall Grove NSW 2761

Sold Price: $810,000

Sold Date: 29 November 2021

Distance from Subject: 0.2km
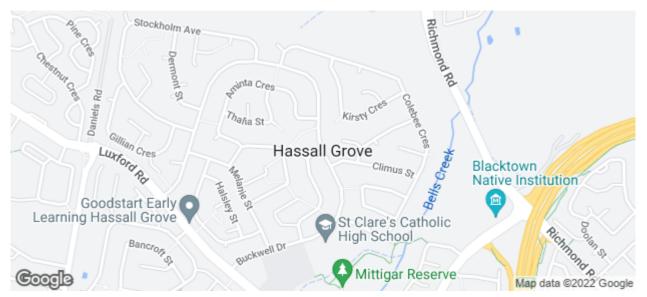
Features: Low Density Residential, RESIDENTIAL

*Agent Advised

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Hassall Grove Insights: A Snapshot

Houses		
Median Price		
$817,783		
	Past Sales	Capital Growth
2022	51	↑ 24.03%
2021	56	↑ 8.25%
2020	45	↑ 12.18%
2019	30	↓ 11.46%
2018	46	↑ 1.54%

Units		
Median Price		
–		
	Past Sales	Capital Growth
2022	1	- -
2021	1	- -
2020	2	- -
2019	0	- -
2018	1	- -

House Sales by Price (Past 12 Months)

Unit Sales by Price (Past 12 Months)

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How to read Estimated Value

The Confidence is based on a statistical calculation as to the probability of the Estimated Value being accurate compared to market value. The available confidence values returned are High, Medium-High, Medium, Medium-Low, and Low. An Estimated Value with a 'High' confidence is considered more reliable than an Estimated Value with a 'Medium-High', 'Medium', 'Medium-Low' 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 coloured coded range with red representing low confidence, through to amber which represents medium confidence to green for higher confidence.

Low   Medium   High

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

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Within Australia: **1300 734 318**
Email Us: **customercare@corelogic.com.au**

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