



IntelliVal for Professionals

Automated Valuation Estimate

Prepared on 03 December 2020

52 Minimbah West Branch Road Minimbah NSW 2312

Lot/Plan: 4/DP572753

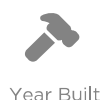
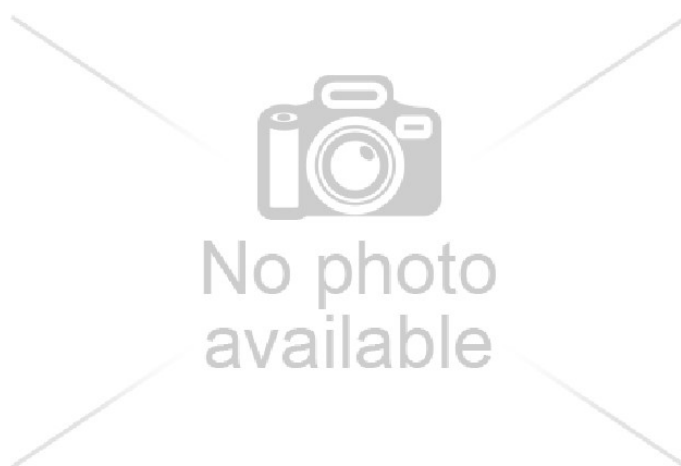
Estimated Value: **\$436,722** As at: 29 Jun 2020

FSD*: (Forecast Standard Deviation)
21%

Estimated Price Range:
\$345,010 - \$528,434

Property Attributes:

 2
  1
  3
  93m²



Year Built

1970



Land Area

5.03Ha



Property Type

House



Land Use

-



Development Zoning

Rural landscape

The estimated value returned in this report is based on an historical date to the current date, and as such the property attributes utilised to calculate this estimate may not match the current property attributes showing in this report.

Sales History

Sale Date	Sale Price	Sale Type
22 Jan 2015	\$325,000	Unknown

Estimated Value as at 29 June 2020. 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>