

119 Strickland Drive Boorooma NSW 2650

» ESTIMATED
VALUE REPORT

Prepared on 19/08/2020



» PROPERTY DESCRIPTION



119 Strickland Drive
Boorooma NSW 2650

ESTIMATED VALUE **\$441,000**

Estimated Price Range \$410,130 - \$471,870

This valuation has been compiled solely incorporating attribute data provided by RP Data

Attributes used for this Estimate



Estimated Value Date: 19/08/2020

Property Type: House: One Storey / Lowset

Land Use: Single Res Dwelling

Lot / Plan: 41/DP1188126
 BOOROOMA NSW

Floor Area: 167

Sales History

Sale Date	Sale Price
14/01/2016	\$415,000
10/11/2014	\$422,000

- ✔ High confidence typically caused by a low degree of variability between the subject and comparable properties and/or high availability of comparable property data in the area
- Medium confidence typically caused by a medium degree of variability between the subject and comparable properties in the area and/or medium availability of comparable property data in the area
- Low confidence typically caused by a high degree of variability between the subject and comparable properties in the area and/or low availability of comparable property data in the area

» LOCATION HIGHLIGHTS



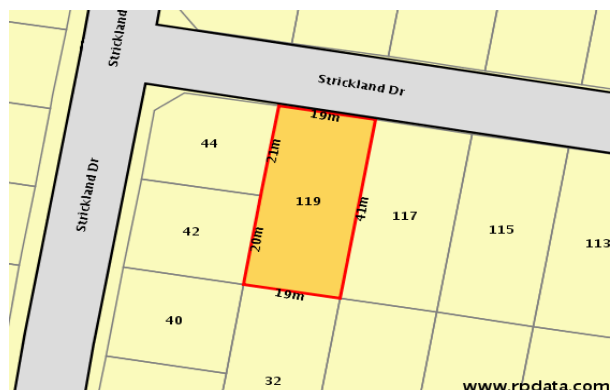
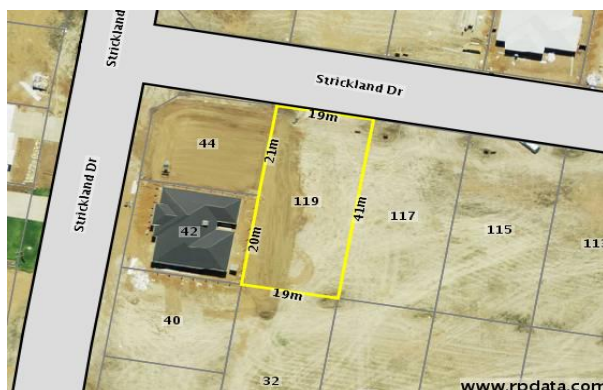
October 2015




October 2015



October 2015







>> PAST SALES




40 Strickland Drive Boorooma, NSW, 2650

Sold Price:	\$415,000
Sold Date:	19/06/2019
Distance From Target:	0.10 km




 4	 2	 2	 479m ²
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Attributes:
4 BED, 2 BATH, 2 CAR, 2 LUG, 1 ENS



52 Strickland Drive Boorooma, NSW, 2650

Sold Price:	\$384,000
Sold Date:	16/11/2018
Distance From Target:	0.11 km

 3	 2	 2	 474m ²
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Attributes:
3 BED, 2 BATH, 2 CAR, 2 LUG, 1 ENS




3 Sturrock Drive Boorooma, NSW, 2650

Sold Price:	\$440,000
Sold Date:	11/05/2018
Distance From Target:	0.71 km





 4	 2	 624m ²
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Attributes:
4 BED, 2 BATH, 2 LUG




3 Breasley Crescent Boorooma, NSW, 2650

Sold Price:	\$472,000
Sold Date:	18/04/2018
Distance From Target:	0.47 km




 4	 2	 2	 800m ²
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Attributes:
4 BED, 2 BATH, 2 CAR, 2 LUG



78 Strickland Drive Boorooma, NSW, 2650

Sold Price:	\$635,000
Sold Date:	23/02/2018
Distance From Target:	0.15 km

 4	 2	 2	 859m ²
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Attributes:
4 BED, 2 BATH, 2 CAR, 1 ENS



82 Strickland Drive Boorooma, NSW, 2650



Sold Price: \$570,000

Sold Date: 07/06/2017

Distance From Target: 0.12 km

Attributes:

3 BED, 2 BATH, 2 CAR, 2 LUG

» BOOROOMA SUBURB STATISTICS - A SNAP SHOT

Boorooma - Median Price

Period	Median Price for Houses	Median Price for Units
2020	\$442,500	\$322,000

Boorooma - Past Sales - Houses

2019	2018	2017	2016	2015	2014	2013	2012	2011
0	50	57	32	54	36	22	16	11

Boorooma - Past Sales - Units

2019	2018	2017	2016	2015
0	0	0	0	1

Capital Growth

Period	Capital Growth % HOUSES	Capital Growth % UNITS
2020		
2019	0.0	0.0
2018	4.5	0.0
2017	1.1	0.0
2016	0.0	0.0

* S N R = Due to low volumes the rates would be statistically not reliable

Thank you for your interest in the RP Data Autoval from RP Data Pty Ltd. We hope the report has been helpful to you.

Contact RP Data Pty Ltd:

If you have any questions about myrp.com.au, RP Data's Property Reports or RP Data Pty Ltd's other services please contact RP Data Pty Ltd by phone or email.

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