

IntelliVal Automated Valuation Estimate

Prepared on 01 April 2022



42 Veda Street Hamilton NSW 2303

Estimated Value:

\$1,070,000

Estimated Value Confidence:



Estimated Price Range:

\$889,000 - \$1,254,000

Property Attributes:



3



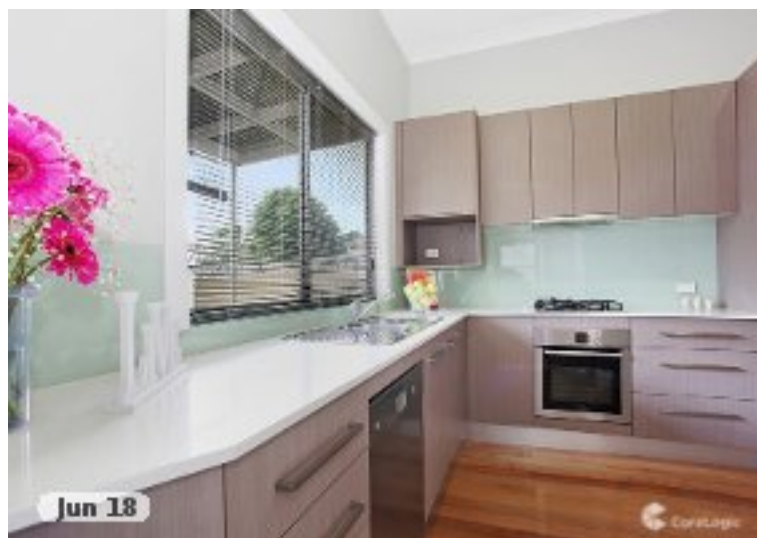
1



1



105m²



Year Built

-



Land Area

367m²



Property Type

House



Land Use

-



Development Zoning

Medium density residential

Sales History

Sale Date	Sale Price	Sale Type
25 Jun 2013	\$600,000	Unknown
21 Aug 1997	\$140,000	Unknown
25 Oct 1993	\$138,000	Unknown

Estimated Value as at 28 March 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.

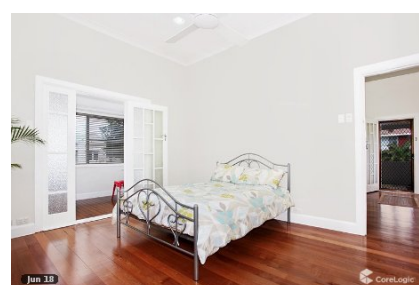
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Location Highlights



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Recently Sold Properties



3	1	1	-	283m ²

45 Swan Street Hamilton NSW 2303

Sold Price: **\$1,065,000**

Sold Date: 09 October 2021

Distance from Subject: 0.5km

Features: Medium Density Residential, Internal Laundry, Built-In Wardrobes, Close to Schools, Close to Shops, Close to Transport, Garden,



3	1	1	95m ²	291m ²

14 Eddy Street Hamilton NSW 2303

Sold Price: \$1,176,000

Sold Date: 04 December 2021

Distance from Subject: 0.7km

Features: Medium Density Residential, RESIDENTIAL



2	1	1	87m ²	253m ²

6 Milton Street Hamilton NSW 2303

Sold Price: \$975,000

Sold Date: 14 September 2021

Distance from Subject: 0.3km

Features: Medium Density Residential, Internal Laundry, RESIDENTIAL

***Agent Advised**

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2 1 - 65m² 240m²

146 Lawson Street Hamilton NSW 2303

Sold Price: \$1,130,000

Sold Date: 04 December 2021

Distance from Subject: 0.4km

Features: Low Density Residential, Designer Kitchen, Internal Laundry, Timber Floor, Internal Laundry, Close to shops, Close to transport,



3 1 1 99m² 252m²

14 Reay Street Hamilton NSW 2303

Sold Price: \$1,050,000

Sold Date: 21 January 2022

Distance from Subject: 0.5km

Features: Medium Density Residential, 1 Lounge Rooms, 2 Other Rooms, RESIDENTIAL



3 1 1 125m² 310m²

3 Eddy Street Hamilton NSW 2303

Sold Price: \$1,090,000

Sold Date: 08 September 2021

Distance from Subject: 0.7km

Features: Medium Density Residential, 1 Lounge Rooms, RESIDENTIAL, 1 Total Floors In Building

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Hamilton Insights: A Snapshot



Houses

Median Price

\$1,095,086

	Past Sales	Capital Growth
2021	86	↑ 39.86%
2020	69	↑ 11.29%
2019	61	↓ 2.50%
2018	66	↓ 3.43%
2017	71	↑ 13.33%

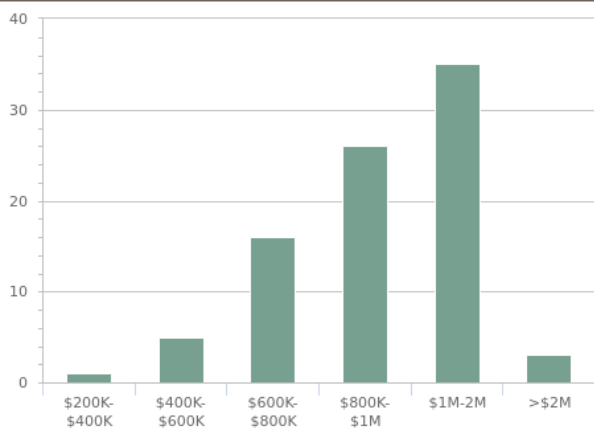
Units

Median Price

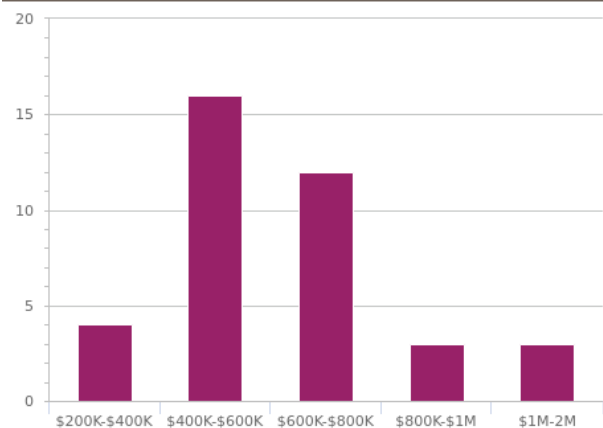
\$678,337

	Past Sales	Capital Growth
2021	38	↑ 21.55%
2020	26	↑ 9.03%
2019	37	↑ 5.84%
2018	44	↓ 3.34%
2017	51	↑ 5.92%

House Sales by Price (Past 12 Months)



Unit Sales by Price (Past 12 Months)



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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.



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

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