

# IntelliVal Automated Valuation Estimate

Prepared on 02 July 2021



722/22 Central Avenue Manly NSW 2095

Estimated Value:

**\$875,000**

Estimated Value Confidence:



Low

High

Estimated Price Range:

**\$772,000 - \$982,000**

Property Attributes:



1



1



1



37m<sup>2</sup>



Year Built

1978



Land Area

2,807m<sup>2</sup>



Property Type

Unit



Land Use

-



Development Zoning

Residential

## Sales History

Sale Date	Sale Price	Sale Type
13 Jul 2016	\$660,000	Unknown
14 Jul 2010	\$430,000	Unknown
03 May 1996	\$165,000	Unknown
06 Jul 1994	\$135,000	Unknown

Estimated Value as at 28 June 2021. 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.

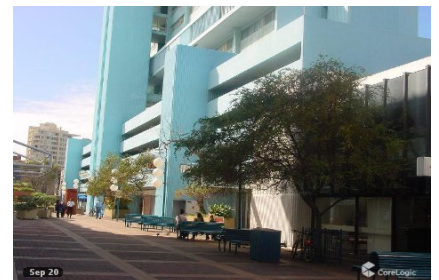
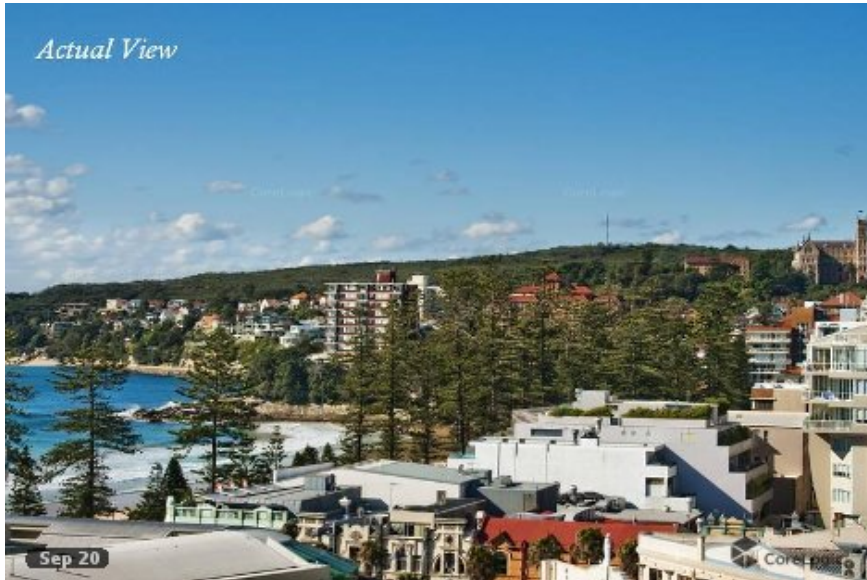
CoreLogic IntelliVal Automated Valuation Estimate

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## Location Highlights



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## Recently Sold Properties



 1
  1
  1
  2,807m<sup>2</sup>

**830/22 Central Avenue Manly NSW 2095**

**Sold Price:** \$935,000

**Sold Date:** 05 March 2021

**Distance from Subject:** Okm

**Features:** Local Centre, Courtyard, RESIDENTIAL



 1
  1
  1
  2,782m<sup>2</sup>

**834/22 Central Avenue Manly NSW 2095**

**Sold Price:** \$965,000

**Sold Date:** 12 February 2021

**Distance from Subject:** Okm

**Features:** Local Centre, RESIDENTIAL



 1
  1
  1
  2,782m<sup>2</sup>

**925/22 Central Avenue Manly NSW 2095**

**Sold Price:** **\$985,500**

**Sold Date:** 11 March 2021

**Distance from Subject:** Okm

**Features:** Local Centre, Coin-Op Laundry, Building Security, Water views, District views, Close to beach, Close to shops

**\*Agent Advised**

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# 722/22 Central Avenue Manly NSW 2095



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1 1 1 2,807m<sup>2</sup>

635/22 Central Avenue Manly  
NSW 2095

Sold Price: \$820,000

Sold Date: 17 April 2021

Distance from Subject: 0km

Features: Local Centre, RESIDENTIAL



1 1 1 1,335m<sup>2</sup>

312/48-52 Sydney Road Manly  
NSW 2095

Sold Price: \$840,000

Sold Date: 07 April 2021

Distance from Subject: 0km

Features: Local Centre, 3 Floor Level Of Unit,  
Dishwasher, Floorboards, Coin-Op Laundry,  
Building Security, Close to beach, Close to



1 1 1 1.42Ha

247/25 Wentworth Street  
Manly NSW 2095

Sold Price: \$845,000

Sold Date: 14 January 2021

Distance from Subject: 0.2km

Features: Local Centre, Internal Laundry,  
Dishwasher, RESIDENTIAL

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## Manly Insights: A Snapshot



### Houses

Median Price

**\$3,610,187**

	Past Sales	Capital Growth
2021	71	↑ 18.30%
2020	74	↑ 13.47%
2019	52	↓ 7.60%
2018	58	↑ 2.69%
2017	58	↑ 20.44%

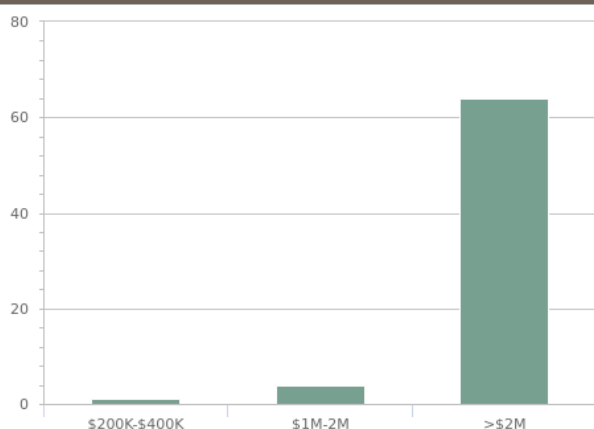
### Units

Median Price

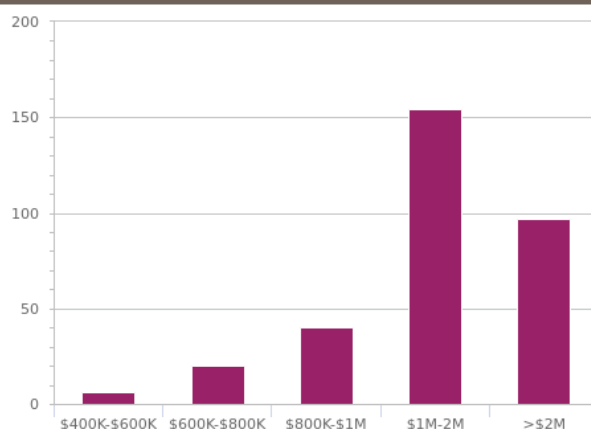
**\$1,610,871**

	Past Sales	Capital Growth
2021	321	↑ 8.66%
2020	306	↑ 17.84%
2019	224	↓ 4.38%
2018	321	↓ 3.32%
2017	294	↑ 25.99%

### House Sales by Price (Past 12 Months)



### Unit Sales by Price (Past 12 Months)



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Confidence is displayed as a colour coded range with red representing low confidence, through to amber which represents medium confidence to green for higher confidence.



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