

# IntelliVal Automated Valuation Estimate

Prepared on 30 June 2021



237/68 Pacific Drive Port Macquarie NSW 2444

Estimated Value:

**\$390,000**

Estimated Value Confidence:



Low

High

Estimated Price Range:

**\$341,000 - \$434,000**

Property Attributes:



2



1



1



2m<sup>2</sup>



Year Built

2002



Land Area

-



Property Type

Unit



Land Use

-



Development Zoning

Residential

## Sales History

Sale Date	Sale Price	Sale Type
01 Feb 2021	\$369,000	Unknown
29 Apr 2014	\$95,000	Unknown
15 May 2002	\$275,500	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.

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## Location Highlights



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## Recently Sold Properties



225/68 Pacific Drive Port Macquarie NSW 2444

Sold Price: \$342,500

Sold Date: 01 March 2021

Distance from Subject: 0km

Features: Medium Density Residential, RESIDENTIAL



226/68 Pacific Drive Port Macquarie NSW 2444

Sold Price: \$375,000

Sold Date: 04 February 2021

Distance from Subject: 0km

Features: Medium Density Residential, RESIDENTIAL



306/68 Pacific Drive Port Macquarie NSW 2444

Sold Price: \$427,000

Sold Date: 04 February 2021

Distance from Subject: 0km

Features: Medium Density Residential, Designer Kitchen, Close to Schools, Close to Shops, Close to Transport, Furnished, Pool, RESIDENTIAL

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No photo  
available



2 1 1 -

## 230/68 Pacific Drive Port Macquarie NSW 2444

Sold Price: \$340,000

Sold Date: 24 February 2021

Distance from Subject: 0km

Features: Environmental Conservation, RESIDENTIAL



2 1 1 88m²

## 115/68 Pacific Drive Port Macquarie NSW 2444

Sold Price: \$390,000

Sold Date: 01 April 2021

Distance from Subject: 0km

Features: Environmental Conservation, RESIDENTIAL



2 1 1 556m²

## 3/5 Willow Place Port Macquarie NSW 2444

Sold Price: \$395,000

Sold Date: 26 April 2021

Distance from Subject: 0.4km

Features: General Residential, Terrace-Balcony, RESIDENTIAL

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## Port Macquarie Insights: A Snapshot



### Houses

Median Price

**\$681,668**

	Past Sales	Capital Growth
2021	846	↑ 15.34%
2020	744	↑ 3.97%
2019	730	↓ 3.43%
2018	767	↑ 6.87%
2017	819	↑ 10.66%

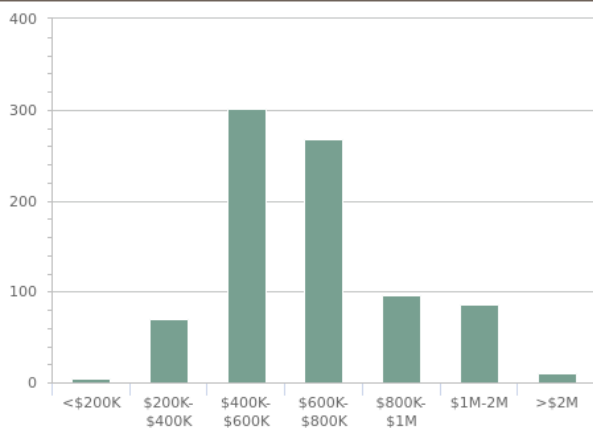
### Units

Median Price

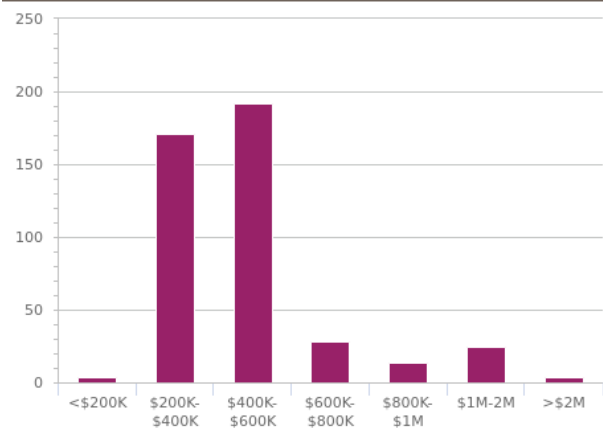
**\$437,871**

	Past Sales	Capital Growth
2021	448	↑ 9.15%
2020	385	↑ 3.46%
2019	337	↑ 4.00%
2018	401	↑ 2.26%
2017	518	↑ 10.83%

### 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. An Estimated Value with a 'High' confidence is considered more reliable than an Estimated Value with a 'Medium' 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 colour 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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