

# IntelliVal Automated Valuation Estimate

Prepared on 08 July 2022



23/32 Lewis Street Old Bar NSW 2430

Estimated Value:

**\$485,000**

Estimated Value Confidence:



Estimated Price Range:

**\$388,000 - \$582,000**

Property Attributes:



3



2



1



112m<sup>2</sup>



No photo available



Year Built

2001



Land Area

-



Property Type

Unit



Land Use

-



Development Zoning

Residential

## Sales History

Sale Date	Sale Price	Sale Type
21 Mar 2016	\$220,000	Unknown
26 Mar 2002	\$255,000	Multiple

Estimated Value as at 04 July 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.

CoreLogic IntelliVal Automated Valuation Estimate

# 23/32 Lewis Street Old Bar NSW 2430

Prepared on 08 July 2022

## Location Highlights



CoreLogic IntelliVal Automated Valuation Estimate

# 23/32 Lewis Street Old Bar NSW 2430

Prepared on 08 July 2022



## Recently Sold Properties



3 2 1 225m<sup>2</sup>

4/1 Connell Street Old Bar NSW 2430

Sold Price: \$500,000

Sold Date: 22 March 2022

Distance from Subject: 1km

Features: General Residential, Dishwasher, Dishwasher, RESIDENTIAL



2 2 1 308m<sup>2</sup>

2A Eagle Close Old Bar NSW 2430

Sold Price: \$495,000

Sold Date: 22 July 2021

Distance from Subject: 0.9km

Features: General Residential, Dishwasher, Concrete Floor, Dishwasher, RESIDENTIAL



3 2 2 -

5/15 Connell Street Old Bar NSW 2430

Sold Price: \$499,000

Sold Date: 21 July 2021

Distance from Subject: 0.9km

Features: General Residential, Dishwasher, RESIDENTIAL

CoreLogic IntelliVal Automated Valuation Estimate



# 23/32 Lewis Street Old Bar NSW 2430

Prepared on 08 July 2022



No photo  
available



3



2



2



398m<sup>2</sup>

1/37 Bluehaven Drive Old Bar  
NSW 2430

Sold Price: \$555,000

Sold Date: 23 July 2021

Distance from Subject: 0.9km

Features: General Residential, RESIDENTIAL



3



2



1



1,061m<sup>2</sup>

1/1 Connell Street Old Bar NSW  
2430

Sold Price: \$490,000

Sold Date: 10 September 2021

Distance from Subject: 1km

Features: General Residential, Dishwasher,  
Dishwasher, RESIDENTIAL



3



3



2



225m<sup>2</sup>

2/1 Connell Street Old Bar NSW  
2430

Sold Price: \$490,000

Sold Date: 18 August 2021

Distance from Subject: 1km

Features: General Residential, Dishwasher,  
RESIDENTIAL

CoreLogic IntelliVal Automated Valuation Estimate

# 23/32 Lewis Street Old Bar NSW 2430



Prepared on 08 July 2022

## Old Bar Insights: A Snapshot



### Houses

Median Price

**\$781,693**

	Past Sales	Capital Growth
2022	117	↑ 35.15%
2021	127	↑ 16.62%
2020	100	↑ 7.46%
2019	96	↓ 2.88%
2018	103	↑ 12.23%

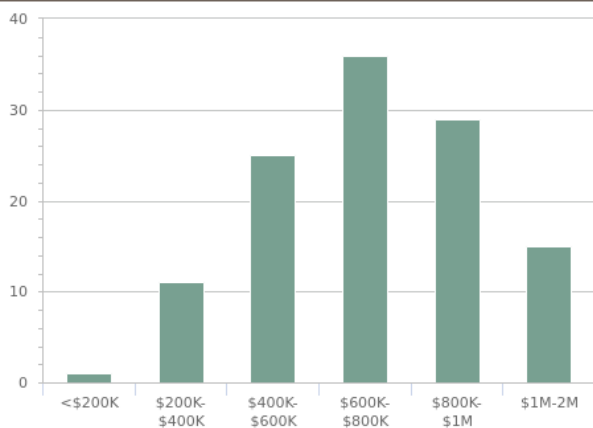
### Units

Median Price

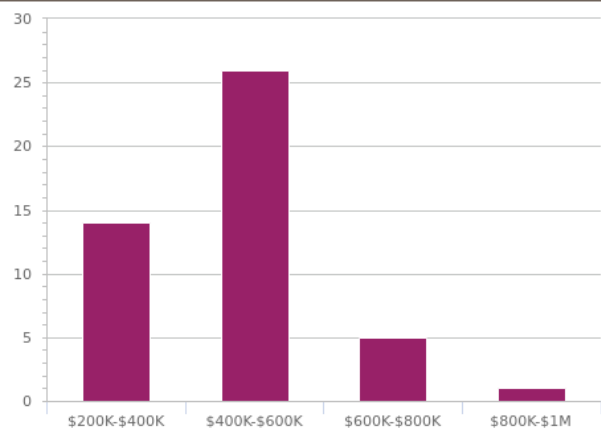
**\$475,702**

	Past Sales	Capital Growth
2022	46	↑ 26.88%
2021	30	↑ 14.68%
2020	32	↓ 4.61%
2019	26	↑ 15.44%
2018	32	↑ 9.52%

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



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



CoreLogic IntelliVal Automated Valuation Estimate

Prepared on 08 July 2022

## Disclaimers

This publication reproduces materials and content owned or licenced by RP Data Pty Ltd trading as CoreLogic Asia Pacific (CoreLogic) and may include data, statistics, estimates, indices, photographs, maps, tools, calculators (including their outputs), commentary, reports and other information (CoreLogic Data).

The CoreLogic Data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

While CoreLogic uses commercially reasonable efforts to ensure the CoreLogic Data is current, CoreLogic does not warrant the accuracy, currency or completeness of the CoreLogic Data and to the full extent permitted by law excludes all loss or damage howsoever arising (including through negligence) in connection with the CoreLogic Data.

Contains property sales information provided under licence from the Land and Property Information ("LPI"). RP Data Pty Ltd trading as CoreLogic is authorised as a Property Sales Information provider by the LPI.

An Estimated Value is generated (i) by a computer driven mathematical model in reliance on available data; (ii) without the physical inspection of the subject property; (iii) without taking into account any market conditions (including building, planning, or economic), and/or (iv) without identifying observable features or risks (including adverse environmental issues, state of repair, improvements, renovations, aesthetics, views or aspect) which may, together or separately, affect the value.

An Estimated Value is current only at the date of publication or supply. CoreLogic expressly excludes any warranties and representations that an Estimated Value is an accurate representation as to the market value of the subject property.

To the full extent permitted by law, CoreLogic excludes all liability for any loss or damage howsoever arising or suffered by the recipient, whether as a result of the recipient's reliance on the accuracy of an Estimated Value or otherwise arising in connection with an Estimated Value.

### 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. 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>

If you have any questions or concerns about the information in this report, please contact our customer care team.

Within Australia: **1300 734 318**  
Email Us: **customercare@corelogic.com.au**