

IntelliVal Automated Valuation Estimate

Prepared on 08 July 2022



23/32 Lewis Street Old Bar NSW 2430

Estimated Value:

\$485,000

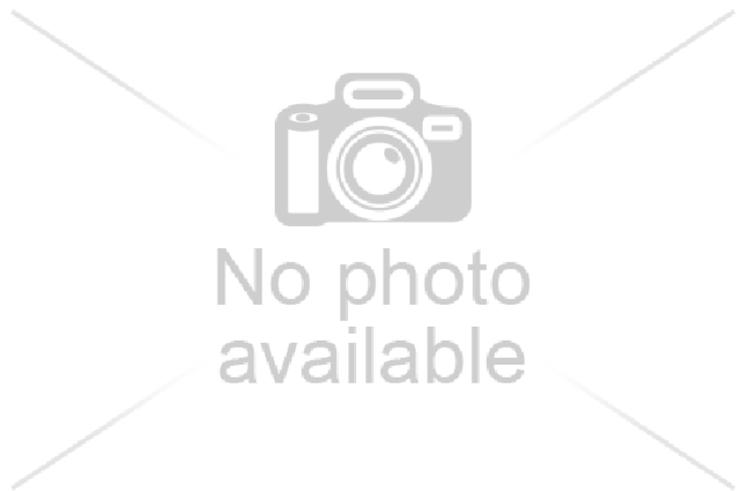
Estimated Value Confidence:



Estimated Price Range:

\$388,000 - \$582,000

Property Attributes:



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.

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Location Highlights



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Recently Sold Properties



3 2 1 225m²

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 308m²

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

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No photo available



3



2



2



398m²

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



1,061m²

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



225m²

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



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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%

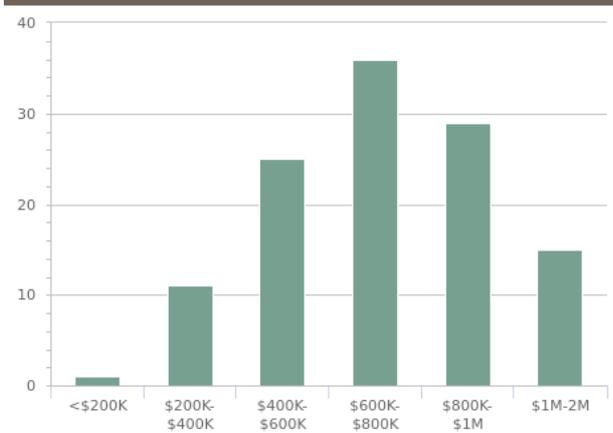
Units

Median Price

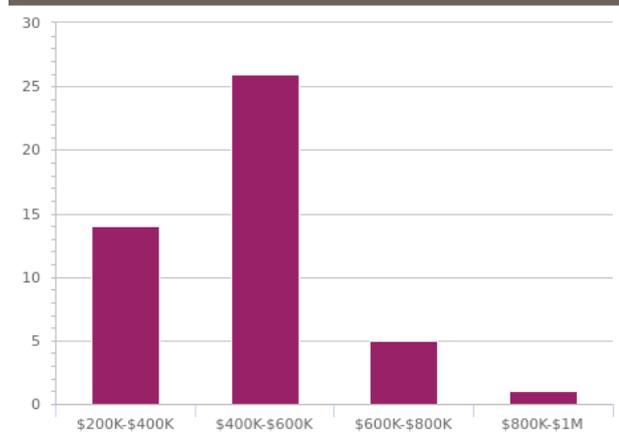
\$475,702

	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)



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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. 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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