

# IntelliVal for Professionals Automated Valuation Estimate

Prepared on 09 February 2023



## 39/12 Vista Street Penrith NSW 2750

Lot/Plan: 39/SP100052

Estimated Value: **\$595,409**  
As at: 27 Jun 2022

FSD\*: (Forecast Standard Deviation)  
7%

Estimated Price Range:  
\$553,730 - \$637,088

Property Attributes:

 2  2  1  75m<sup>2</sup>



Year Built

2019



Land Area

122m<sup>2</sup>



Property Type

Unit



Land Use

-



Development Zoning

-

The estimated value returned in this report is based on an historical date to the current date, and as such the property attributes utilised to calculate this estimate may not match the current property attributes showing in this report.

## Sales History

Sale Date	Sale Price	Sale Type
10 Jul 2018	\$540,000	Unknown

Estimated Value as at 27 June 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.

A Forecast Standard Deviation is an estimate of the variation between the modelled estimate and the market value of a property. A smaller FSD indicates that our estimate of value is likely closer to the true market value of a property than a larger FSD.

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

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## Location Highlights



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## Recently Sold Properties



2 2 1 116m<sup>2</sup>

33/12 Vista Street Penrith NSW 2750

Sold Price: \$605,000

Sold Date: 22 August 2022

Distance from Subject: 0km

Features: RESIDENTIAL



2 2 1 109m<sup>2</sup>

60/12 Vista Street Penrith NSW 2750

Sold Price: \$610,000

Sold Date: 08 November 2022

Distance from Subject: 0km

Features: Dishwasher, RESIDENTIAL



2 2 1 1,559m<sup>2</sup>

13/79-81 Union Road Penrith NSW 2750

Sold Price: \$550,000

Sold Date: 10 September 2022

Distance from Subject: 0.2km

Features: Mixed Use, RESIDENTIAL

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 2    
  2    
  1    
  105m<sup>2</sup>

**36/83-85 Union Road Penrith NSW 2750**

Sold Price: \$560,000

Sold Date: 04 November 2022

Distance from Subject: 0.2km

Features: Terrace-Balcony, RESIDENTIAL, 2 Toilets



 2    
  2    
  1    
  116m<sup>2</sup>

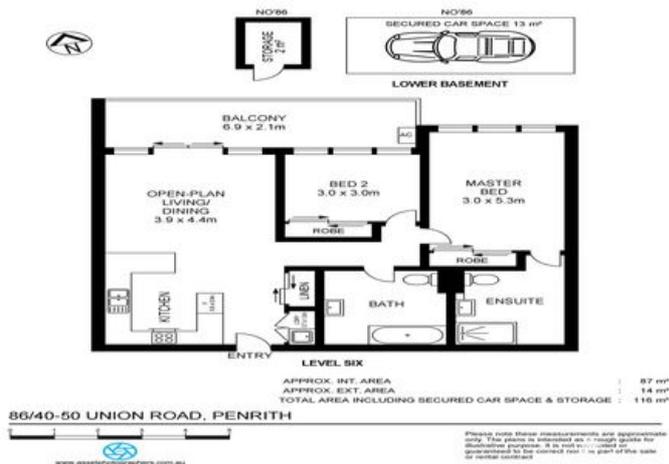
**35/40-50 Union Road Penrith NSW 2750**

Sold Price: \$520,000

Sold Date: 15 August 2022

Distance from Subject: 0.3km

Features: Internal Laundry, Bath, Gas, RESIDENTIAL, 2 Toilets



 2    
  2    
  1    
  116m<sup>2</sup>

**86/40-50 Union Road Penrith NSW 2750**

Sold Price: \$585,000

Sold Date: 26 September 2022

Distance from Subject: 0.3km

Features: Terrace-Balcony, RESIDENTIAL, 2 Toilets

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## Penrith Insights: A Snapshot



### Houses

Median Price  
**\$845,518**

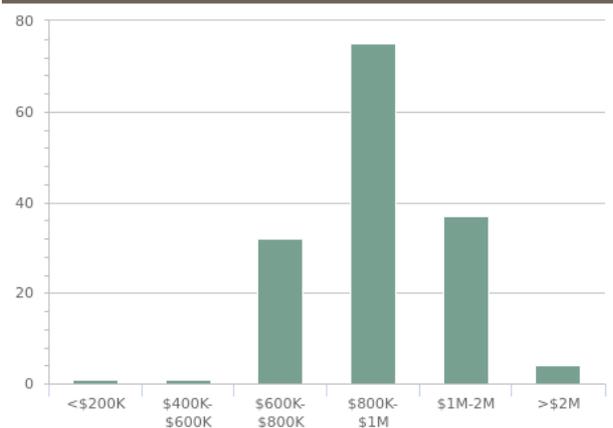
	Past Sales	Capital Growth
2022	150	↑ 2.74%
2021	172	↑ 26.96%
2020	117	↑ 5.36%
2019	98	↓ 3.11%
2018	106	↓ 12.77%

### Units

Median Price  
**\$509,226**

	Past Sales	Capital Growth
2022	390	↑ 0.57%
2021	546	↑ 14.14%
2020	376	↑ 7.44%
2019	265	↓ 8.17%
2018	390	↑ 1.00%

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



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



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Within Australia: **1300 660 051**

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