

IntelliVal Automated Valuation Estimate

Prepared on 15 June 2023



201C/3 Meikle Place Ryde NSW 2112

Estimated Value:

\$860,000

Estimated Value Confidence:



Low

High

Estimated Price Range:

\$755,000 - \$961,000

Property Attributes:



2

2

1

-



Year Built

-



Land Area

-



Property Type

Unit



Land Use

-



Development Zoning

-

Estimated Value as at 12 June 2023. 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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Recently Sold Properties



 2
  2
  1
  -

**LOT 33/1 Collingridge Drive
Ryde NSW 2112**

Sold Price: \$850,000

Sold Date: 28 March 2023

Distance from Subject: 0km

Features: RESIDENTIAL



 2
  2
  1
  104m²

**202/261 Morrison Road Ryde
NSW 2112**

Sold Price: \$935,000

Sold Date: 10 March 2023

Distance from Subject: 0.1km

Features: RESIDENTIAL



 2
  2
  1
  121m²

**306/255 Morrison Road Ryde
NSW 2112**

Sold Price: **\$980,000**

Sold Date: 05 May 2023

Distance from Subject: 0.1km

Features: RESIDENTIAL

***Agent Advised**

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2 2 1 106m²

102/46 Gladstone Avenue Ryde NSW 2112

Sold Price: \$820,000

Sold Date: 08 February 2023

Distance from Subject: 0.3km

Features: RESIDENTIAL



2 2 1 -

9/9-11 St Annes Street Ryde NSW 2112

Sold Price: \$840,000

Sold Date: 08 April 2023

Distance from Subject: 0.4km

Features: NW, Mixed Use, Granite Bench Tops, Internal Laundry, 1 No of Study Rooms, 1 No. Floor Levels Inside Unit, Bath, North Facing,



2 2 1 115m²

40B/5 St Annes Street Ryde NSW 2112

Sold Price: **\$870,000**

Sold Date: 25 May 2023

Distance from Subject: 0.5km

Features: RESIDENTIAL

***Agent Advised**

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Ryde Insights: A Snapshot



Houses

Median Price

\$1,930,464

	Past Sales	Capital Growth
2023	174	↓ 18.58%
2022	248	↑ 40.30%
2021	161	↑ 10.11%
2020	172	↑ 21.70%
2019	153	↓ 20.41%

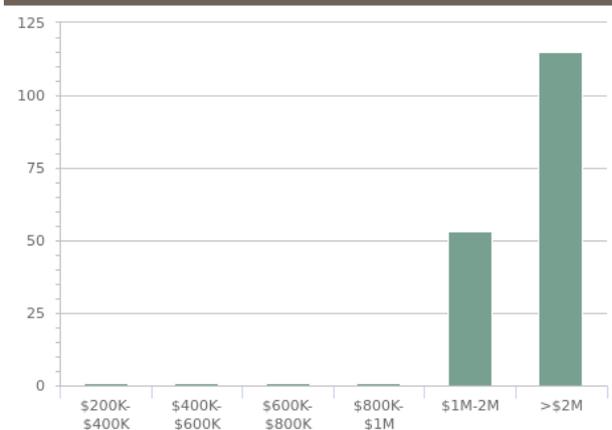
Units

Median Price

\$694,878

	Past Sales	Capital Growth
2023	428	↓ 5.09%
2022	498	↑ 8.68%
2021	401	↓ 4.20%
2020	475	↑ 8.50%
2019	344	↓ 5.89%

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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