

IntelliVal Automated Valuation Estimate

Prepared on 02 July 2021



23 Edmondson Street Turvey Park NSW 2650

Estimated Value:

\$435,000

Estimated Value Confidence:



Estimated Price Range:

\$357,000 - \$514,000

Property Attributes:



4



1



4



155m²



Year Built

-



Land Area

525m²



Property Type

House



Land Use

-



Development Zoning

Residential

Sales History

Sale Date	Sale Price	Sale Type
07 Aug 2009	\$305,000	Unknown
15 Aug 2001	\$165,000	Unknown
14 Feb 1985	\$57,000	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.

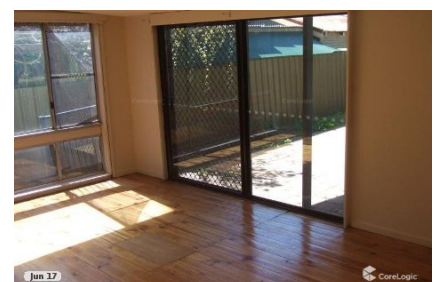
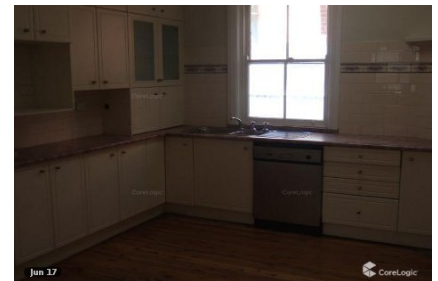
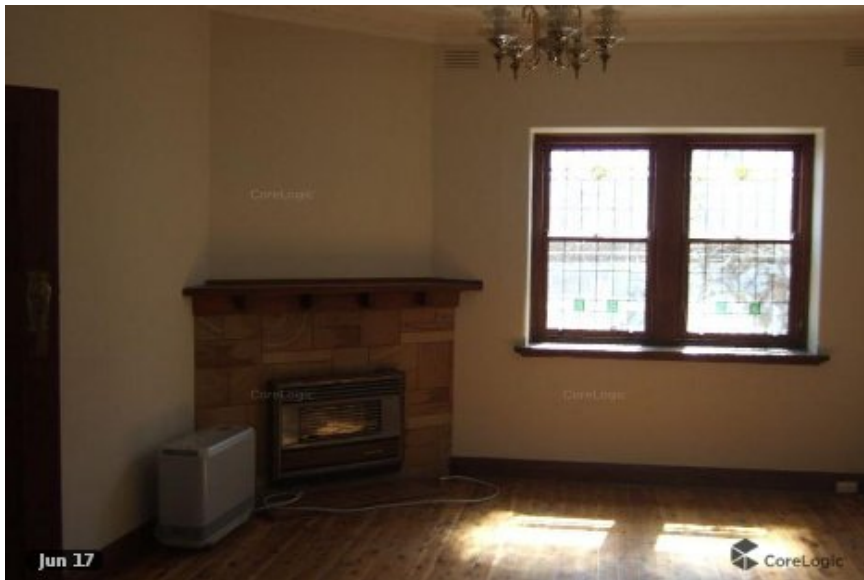
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Location Highlights



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Recently Sold Properties



3 1 1 149m² 413m²

96 Railway Street Turvey Park NSW 2650

Sold Price: \$440,000

Sold Date: 29 March 2021

Distance from Subject: 0.2km

Features: General Residential, 1 Dining Rooms, Internal Laundry, Close to shops, Close to transport, RESIDENTIAL, 1 Total Floors In



3 1 - 98m² 416m²

94 Railway Street Turvey Park NSW 2650

Sold Price: \$380,000

Sold Date: 15 October 2020

Distance from Subject: 0.2km

Features: North, General Residential, Floorboards, 4 Other Rooms, Dishwasher, RESIDENTIAL, 2 Toilets, Shed, 2001 Year



3 1 1 115m² 569m²

19 Garland Street Turvey Park NSW 2650

Sold Price: \$500,000

Sold Date: 20 May 2021

Distance from Subject: 0.3km

Features: General Residential, RESIDENTIAL

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4 1 4 - 519m²

164 Edward Street Wagga Wagga NSW 2650

Sold Price: \$470,000

Sold Date: 10 November 2020

Distance from Subject: 0.4km

Features: Medium Density Residential, Floorboards, 1 No of Study Rooms, Broadband internet access, Dishwasher, Gas, Separate



3 1 3 141m² 450m²

75 Docker Street Wagga Wagga NSW 2650

Sold Price: \$374,000

Sold Date: 22 October 2020

Distance from Subject: 1km

Features: General Residential, Dishwasher, 1 Lounge Rooms, Carpet Floor, 4 Other Rooms, RESIDENTIAL, 1 Toilets, 1 Total Floors In Building



3 1 1 120m² 500m²

29 Dalton Street Turvey Park NSW 2650

Sold Price: \$420,000

Sold Date: 21 January 2021

Distance from Subject: 1.2km

Features: Dishwasher, RESIDENTIAL

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Turvey Park Insights: A Snapshot



Houses

Median Price

\$322,220

	Past Sales	Capital Growth
2021	83	↑ 0.88%
2020	91	↑ 9.28%
2019	76	↑ 4.35%
2018	81	↑ 3.44%
2017	71	↑ 1.81%

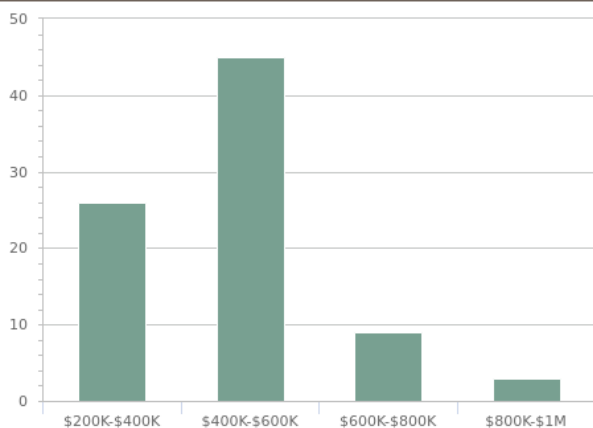
Units

Median Price

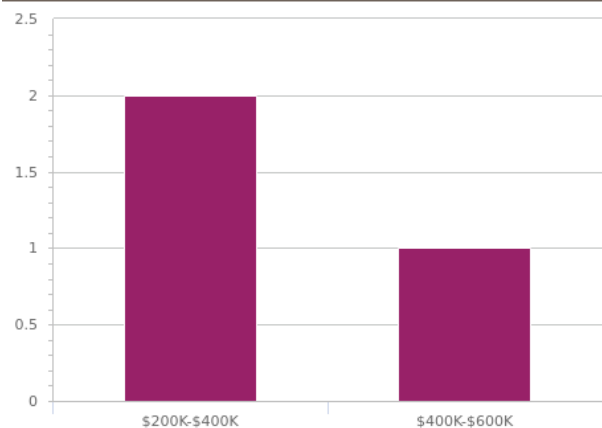
\$245,900

	Past Sales	Capital Growth
2021	3	↓ 0.24%
2020	2	↑ 5.85%
2019	6	↑ 3.92%
2018	5	↑ 5.60%
2017	4	↓ 6.16%

House Sales by Price (Past 12 Months)



Unit Sales by Price (Past 12 Months)



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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.



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