

IntelliVal Automated Valuation Estimate

Prepared on 02 July 2021



1 Victoria Street Mount Austin NSW 2650

Estimated Value:

\$210,000

Estimated Value Confidence:



Low

High

Estimated Price Range:

\$168,000 - \$252,000

Property Attributes:



4



1



-



99m²



Year Built

1960



Land Area

632m²



Property Type

House



Land Use

-



Development Zoning

General residential

Sales History

Sale Date	Sale Price	Sale Type
23 Apr 2014	\$175,000	Unknown
01 Oct 2009	\$170,000	Unknown
29 Jan 2004	\$141,000	Unknown
07 Jul 1994	\$82,000	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.

CoreLogic IntelliVal Automated Valuation Estimate

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Location Highlights



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Recently Sold Properties



4	1	1	-	664m ²

47 McKell Avenue Mount Austin NSW 2650

Sold Price: \$209,000

Sold Date: 15 March 2021

Distance from Subject: 0.3km

Features: General Residential, Timber Floor, close to shops, close to transport, RESIDENTIAL, Shed



3	1	1	76m ²	588m ²

4 Townsend Place Mount Austin NSW 2650

Sold Price: \$190,000

Sold Date: 21 October 2020

Distance from Subject: 0.1km

Features: General Residential, Timber Floor, RESIDENTIAL



3	1	1	84m ²	632m ²

27 McKell Avenue Mount Austin NSW 2650

Sold Price: \$180,000

Sold Date: 29 March 2021

Distance from Subject: 0.2km

Features: General Residential, 1 Dining Rooms, 1 Lounge Rooms, Floorboards, 4 Other Rooms, RESIDENTIAL, 1 Total Floors In Building

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PRE-MARKET
listings**

Our pre-market listings are properties that have not been listed on any other real estate website. Be the first to be notified of anything new.

prdwagga.com.au/alerts

Oct 20

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3 1 1 - 803m²

1 Jack Avenue Mount Austin
NSW 2650

Sold Price: \$232,500

Sold Date: 11 January 2021

Distance from Subject: 0.2km

Features: General Residential, RESIDENTIAL



3 1 1 99m² 575m²

27 Gilmore Avenue Mount
Austin NSW 2650

Sold Price: \$230,000

Sold Date: 01 March 2021

Distance from Subject: 0.2km

Features: General Residential, Timber Floor,
Built-In Wardrobes, Close to Schools, Close to
Shops, Close to Transport, Garden,



3 1 1 82m² 607m²

20 McDonough Avenue Mount
Austin NSW 2650

Sold Price: \$185,000

Sold Date: 30 April 2021

Distance from Subject: 0.3km

Features: General Residential, RESIDENTIAL,
Shed

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Mount Austin Insights: A Snapshot



Houses

Median Price

\$275,975

	Past Sales	Capital Growth
2021	110	↑ 6.55%
2020	74	↓ 2.98%
2019	64	↑ 6.44%
2018	85	↓ 0.49%
2017	82	↑ 4.32%

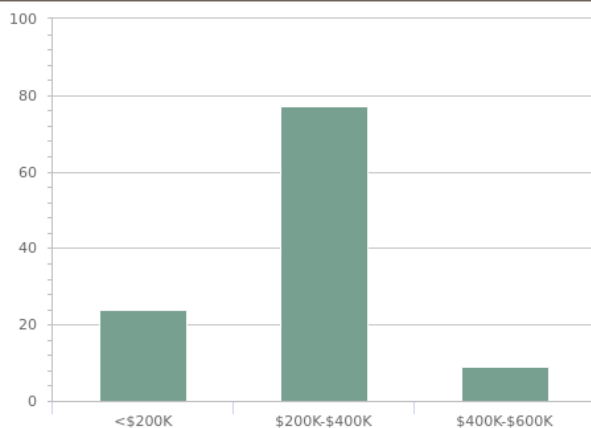
Units

Median Price

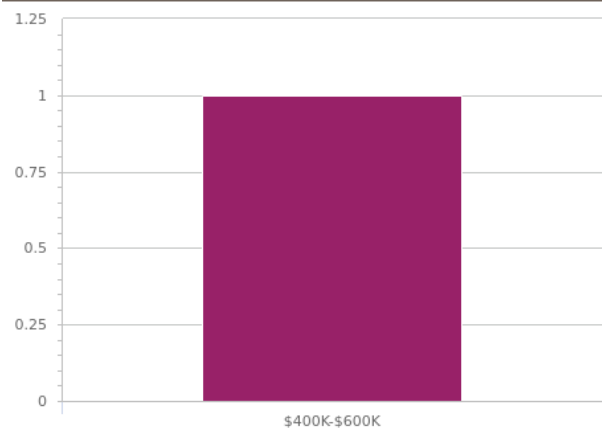
\$244,254

	Past Sales	Capital Growth
2021	1	↓ 0.24%
2020	3	↑ 4.31%
2019	2	- -
2018	4	↑ 6.41%
2017	3	↓ 8.39%

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. 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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