

IntelliVal Automated Valuation Estimate

Prepared on 06 February 2020



18 Elcho Street Hamilton NSW 2303

Estimated Value:

\$670,000

Estimated Value Confidence:



Low

High

Estimated Price Range:

\$577,000 - \$764,000

Property Attributes:



2



1



-



89m²



Year Built

1917



Land Area

266m²



Property Type

House



Land Use

Single Res Dwelling



Development Zoning

Medium density
residential

Sales History

Sale Date	Sale Price	Sale Type
02 May 2016	\$565,000	Unknown
18 Apr 2016	-	Unknown

Estimated Value as at 03 February 2020. 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.

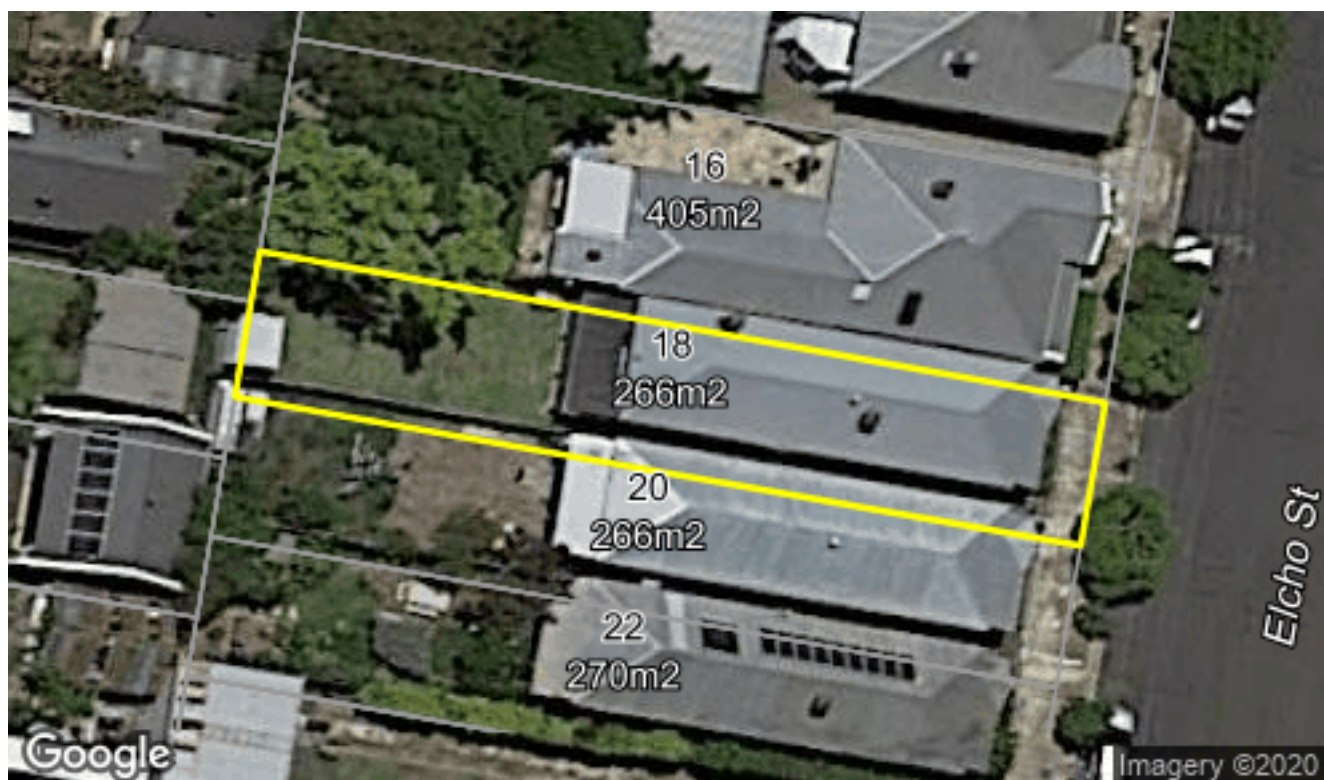
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Location Highlights



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Recently Sold Properties



3	1	-	209m ²	209m ²

14 Devon Street Hamilton NSW 2303

Sold Price: \$702,000

Sold Date: 06 September 2019

Distance from Subject: 0.3km

Features: Medium Density Residential, Carpet Floor, RESIDENTIAL, 1 Total Floors In Building



3	1	-	-	232m ²

32 Denison Street Hamilton East NSW 2303

Sold Price: **\$710,000**

Sold Date: 16 January 2020

Distance from Subject: 0.5km

Features: Medium Density Residential, 1 Dining Rooms, Dishwasher, 1 Lounge Rooms, Residential



2	1	-	86m ²	181m ²

37A Swan Street Hamilton NSW 2303

Sold Price: **\$665,000**

Sold Date: 14 December 2019

Distance from Subject: 0.5km

Features: Medium Density Residential, Timber Floor, RESIDENTIAL

***Agent Advised**

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3 1 - 120m² 228m²

47 Donald Street Hamilton NSW 2303

Sold Price: \$670,000

Sold Date: 21 August 2019

Distance from Subject: 0.6km

Features: Medium Density Residential, RESIDENTIAL, 2015 Year Building Refurbished



3 1 - 96m² 237m²

3 Blackall Street Hamilton NSW 2303

Sold Price: \$735,000

Sold Date: 21 September 2019

Distance from Subject: 0.9km

Features: Medium Density Residential, Timber, RESIDENTIAL, 2013 Year Building Refurbished



3 1 - 91m² 205m²

162 Lindsay Street Hamilton NSW 2303

Sold Price: \$595,000

Sold Date: 08 August 2019

Distance from Subject: 1km

Features: Medium Density Residential, 1 Family / Rumpus Rooms, Stainless Steel Appliances, Timber Floor, 1 Other Rooms, RESIDENTIAL, 1

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Hamilton Insights: A Snapshot



Houses

Median Price

\$695,841

	Past Sales	Capital Growth
2019	64	↓ 5.58%
2018	65	↓ 1.89%
2017	72	↑ 17.59%
2016	76	↑ 12.43%
2015	111	↑ 12.37%

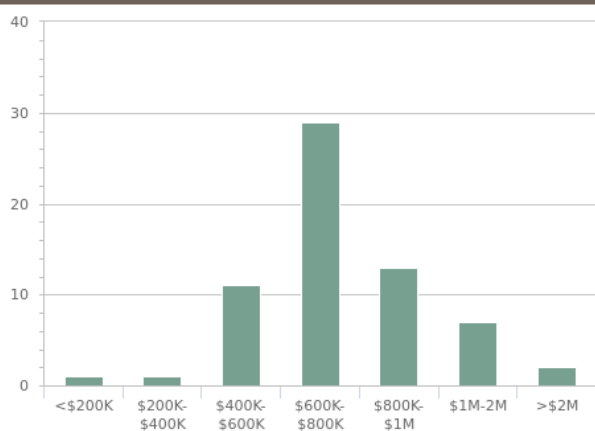
Units

Median Price

\$503,954

	Past Sales	Capital Growth
2019	24	↓ 1.54%
2018	37	↑ 5.65%
2017	50	↑ 6.62%
2016	46	↑ 11.09%
2015	24	↑ 2.85%

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.



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

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