

IntelliVal Automated Valuation Estimate

Prepared on 01 April 2022



19 Dove Close South Nowra NSW 2541

Estimated Value:

\$900,000

Estimated Value Confidence:



Low

High

Estimated Price Range:

\$765,000 - \$1,035,000

Property Attributes:



4



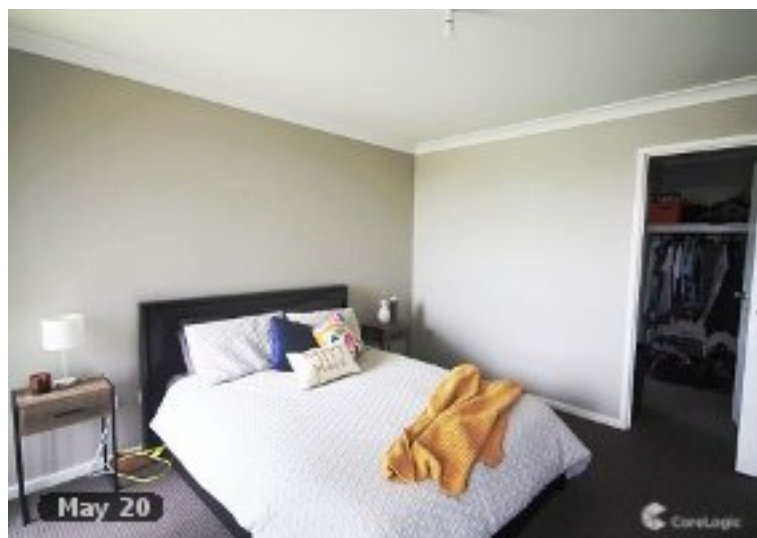
2



2



189m²



Year Built

2016



Land Area

671m²



Property Type

House



Land Use

-



Development Zoning

General residential

Sales History

Sale Date	Sale Price	Sale Type
28 Feb 2020	\$580,000	Unknown
17 May 2018	\$555,000	Unknown
22 May 2015	\$151,000	Unknown

Estimated Value as at 28 March 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.

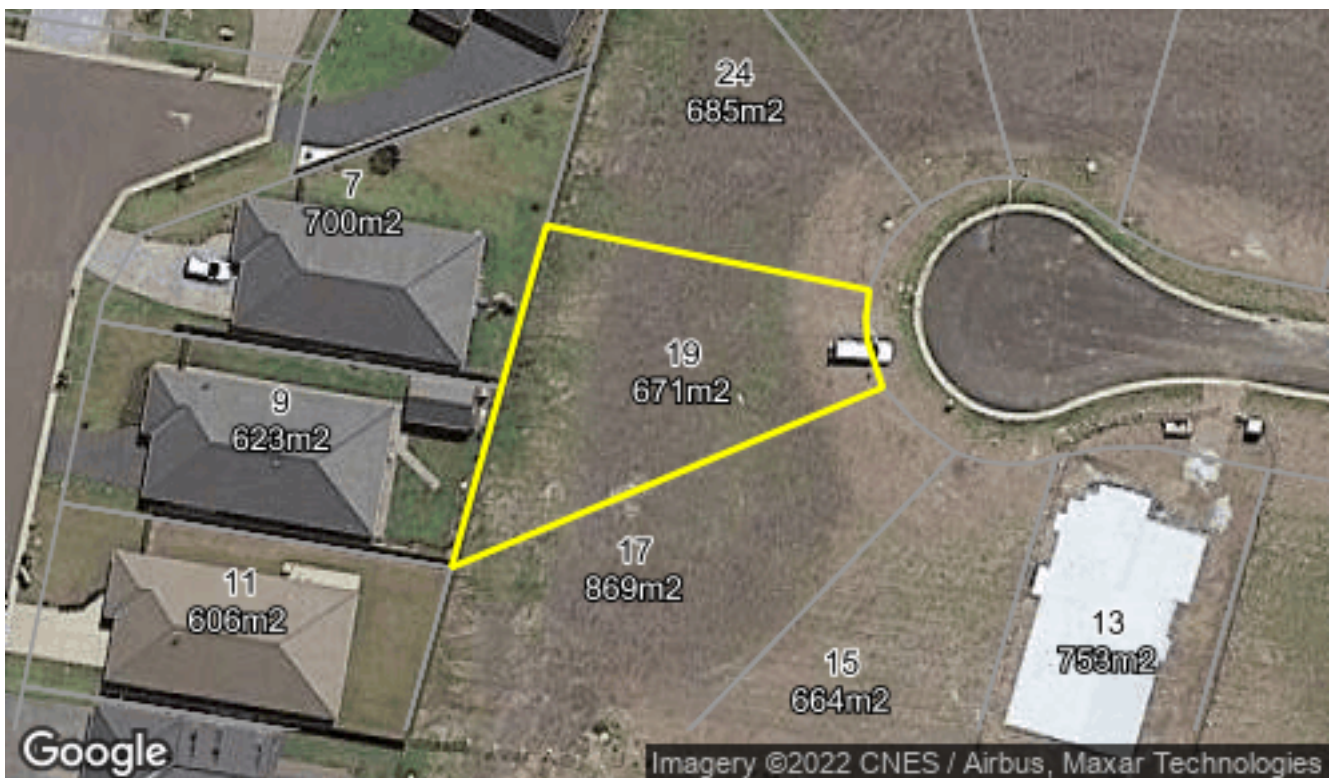
For further information about confidence levels, please refer to the end of this document.

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Location Highlights



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Recently Sold Properties



				
4	2	2	172m ²	761m ²

1 Bowerbird Street South Nowra NSW 2541

Sold Price: \$885,000

Sold Date: 19 October 2021

Distance from Subject: 0.1km

Features: General Residential, RESIDENTIAL



				
4	2	2	154m ²	618m ²

15 Bowerbird Street South Nowra NSW 2541

Sold Price: \$770,000

Sold Date: 20 October 2021

Distance from Subject: 0.1km

Features: General Residential, RESIDENTIAL



				
4	2	2	223m ²	540m ²

14 Fantail Street South Nowra NSW 2541

Sold Price: \$867,000

Sold Date: 11 November 2021

Distance from Subject: 0.2km

Features: RESIDENTIAL

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4 2 2 219m² 762m²

16 Firetail Street South Nowra NSW 2541

Sold Price: \$1,026,000

Sold Date: 23 December 2021

Distance from Subject: 0.2km

Features: General Residential, Carpet Floor, 1 No of Study Rooms, Dishwasher, RESIDENTIAL



4 2 2 168m² 513m²

10 Evergreen Place South Nowra NSW 2541

Sold Price: \$870,000

Sold Date: 16 December 2021

Distance from Subject: 0.4km

Features: RESIDENTIAL



4 2 2 149m² 650m²

18 Evergreen Place South Nowra NSW 2541

Sold Price: **\$880,000**

Sold Date: 03 March 2022

Distance from Subject: 0.4km

Features: Built-In Wardrobes, Close to Schools, Close to Shops, Close to Transport, Formal Lounge, RESIDENTIAL

***Agent Advised**

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South Nowra Insights: A Snapshot



Houses

Median Price

\$803,954

	Past Sales	Capital Growth
2021	97	↑ 37.37%
2020	100	↑ 15.98%
2019	71	↓ 3.59%
2018	68	↓ 1.46%
2017	64	↑ 18.36%

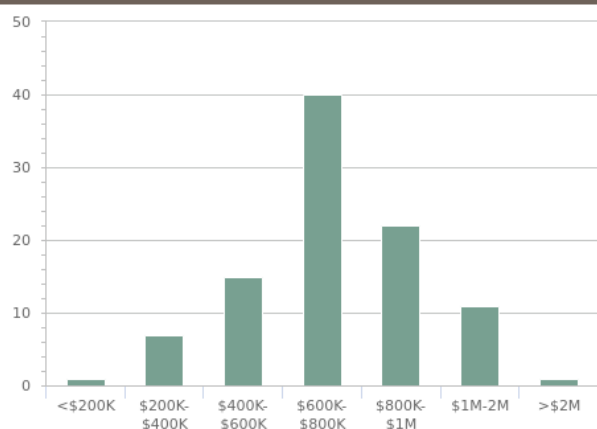
Units

Median Price

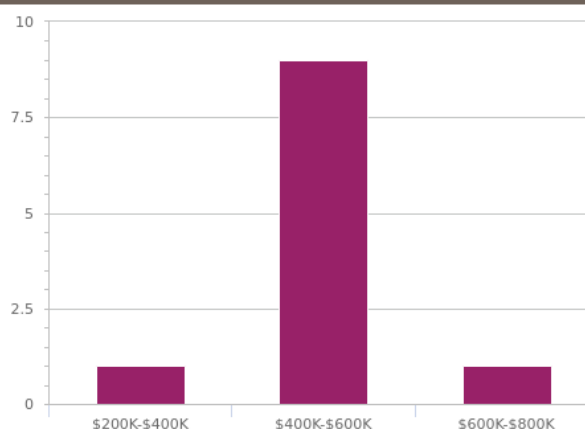
\$539,305

	Past Sales	Capital Growth
2021	11	↑ 45.13%
2020	2	↓ 6.12%
2019	7	↑ 32.48%
2018	9	↓ 14.41%
2017	5	- -

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. 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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