

IntelliVal Automated Valuation Estimate

Prepared on 01 July 2022



23 Edmondson Street Turvey Park NSW 2650

Estimated Value:

\$605,000

Estimated Value Confidence:



Low

High

Estimated Price Range:

\$490,000 - \$720,000

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 27 June 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.

CoreLogic IntelliVal Automated Valuation Estimate

23 Edmondson Street Turvey Park NSW 2650



Prepared on 01 July 2022

Location Highlights



CoreLogic IntelliVal Automated Valuation Estimate

23 Edmondson Street Turvey Park NSW 2650



Prepared on 01 July 2022

Recently Sold Properties



4 1 3 189m² 575m²

34 Macleay Street Turvey Park NSW 2650

Sold Price: \$625,000

Sold Date: 28 March 2022

Distance from Subject: 0.1km

Features: General Residential, RESIDENTIAL, 2 Toilets, Shed



4 1 1 133m² 527m²

10 Macleay Street Turvey Park NSW 2650

Sold Price: \$600,000

Sold Date: 28 January 2022

Distance from Subject: 0.1km

Features: General Residential, 1 Dining Rooms, 1 Lounge Rooms, Timber Concrete, RESIDENTIAL



3 1 1 116m² 519m²

13 Norman Street Turvey Park NSW 2650

Sold Price: \$680,000

Sold Date: 13 May 2022

Distance from Subject: 0.4km

Features: General Residential, Close to Schools, Close to Shops, Close to Transport, Fireplace(s), Garden, RESIDENTIAL, 2 Toilets

CoreLogic IntelliVal Automated Valuation Estimate

23 Edmondson Street Turvey Park NSW 2650



Prepared on 01 July 2022

BOOKING INSPECTIONS AND APPLYING ONLINE

Want to inspect this property?
Click on the inspection button

Want to apply online?
Visit:
fitzpatricks.com.au/apply

it's easy!

fitzpatricks
real estate

CoreLogic

3 1 2 156m² 519m²

**16 Richard Street Turvey Park
NSW 2650**

Sold Price: \$675,000

Sold Date: 09 October 2021

Distance from Subject: 0.5km

Features: General Residential, Dishwasher, Timber Floor, RESIDENTIAL, 2 Toilets, Shed



4 1 2 156m² 670m²

**3 Inverary Street Turvey Park
NSW 2650**

Sold Price: \$649,000

Sold Date: 25 November 2021

Distance from Subject: 0.5km

Features: General Residential, Carpet Floor, RESIDENTIAL



3 1 2 130m² 639m²

**76 Macleay Street Turvey Park
NSW 2650**

Sold Price: \$647,500

Sold Date: 10 December 2021

Distance from Subject: 0.6km

Features: General Residential, 1 Dining Rooms, 1 Lounge Rooms, RESIDENTIAL

CoreLogic IntelliVal Automated Valuation Estimate

23 Edmondson Street Turvey Park NSW 2650

Prepared on 01 July 2022

Turvey Park Insights: A Snapshot



Houses

Median Price

\$432,415

	Past Sales	Capital Growth
2022	89	↑ 34.19%
2021	83	↑ 0.88%
2020	90	↑ 9.28%
2019	75	↑ 4.35%
2018	81	↑ 3.44%

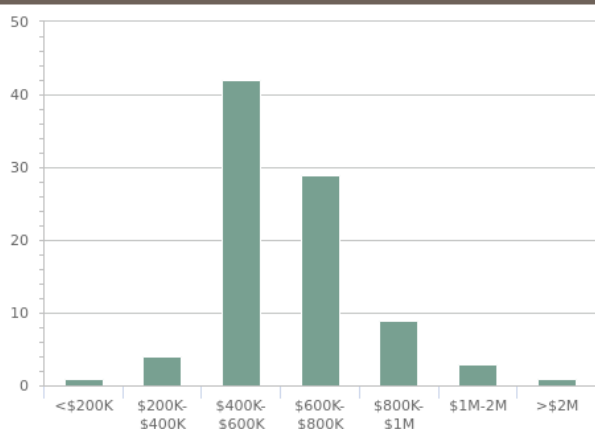
Units

Median Price

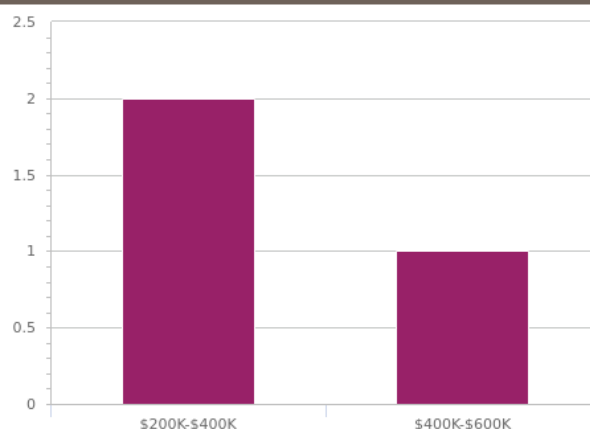
\$309,573

	Past Sales	Capital Growth
2022	3	↑ 25.89%
2021	3	↓ 0.24%
2020	2	↑ 5.85%
2019	6	↑ 3.92%
2018	5	↑ 5.60%

House Sales by Price (Past 12 Months)



Unit Sales by Price (Past 12 Months)



CoreLogic IntelliVal Automated Valuation Estimate

Prepared on 01 July 2022

Disclaimers

This publication reproduces materials and content owned or licenced by RP Data Pty Ltd trading as CoreLogic Asia Pacific (CoreLogic) and may include data, statistics, estimates, indices, photographs, maps, tools, calculators (including their outputs), commentary, reports and other information (CoreLogic Data).

The CoreLogic Data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

While CoreLogic uses commercially reasonable efforts to ensure the CoreLogic Data is current, CoreLogic does not warrant the accuracy, currency or completeness of the CoreLogic Data and to the full extent permitted by law excludes all loss or damage howsoever arising (including through negligence) in connection with the CoreLogic Data.

Contains property sales information provided under licence from the Land and Property Information ("LPI"). RP Data Pty Ltd trading as CoreLogic is authorised as a Property Sales Information provider by the LPI.

An Estimated Value is generated (i) by a computer driven mathematical model in reliance on available data; (ii) without the physical inspection of the subject property; (iii) without taking into account any market conditions (including building, planning, or economic), and/or (iv) without identifying observable features or risks (including adverse environmental issues, state of repair, improvements, renovations, aesthetics, views or aspect) which may, together or separately, affect the value.

An Estimated Value is current only at the date of publication or supply. CoreLogic expressly excludes any warranties and representations that an Estimated Value is an accurate representation as to the market value of the subject property.

To the full extent permitted by law, CoreLogic excludes all liability for any loss or damage howsoever arising or suffered by the recipient, whether as a result of the recipient's reliance on the accuracy of an Estimated Value or otherwise arising in connection with an Estimated Value.

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>

If you have any questions or concerns about the information in this report, please contact our customer care team.

Within Australia: **1300 734 318**
Email Us: **customercare@corelogic.com.au**