

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.

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Location Highlights



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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

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Want to inspect this property?
Click on the inspection button

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

it's easy!

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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

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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%

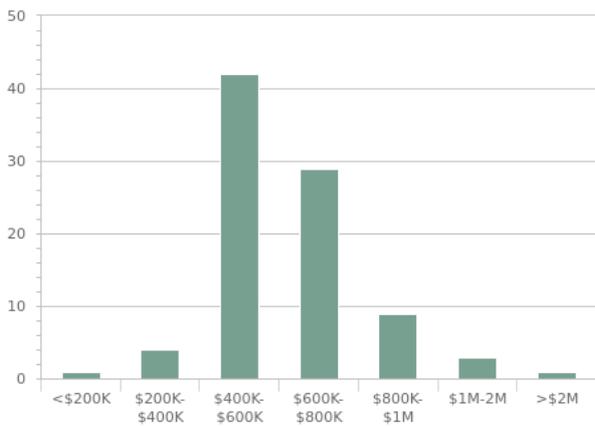
Units

Median Price

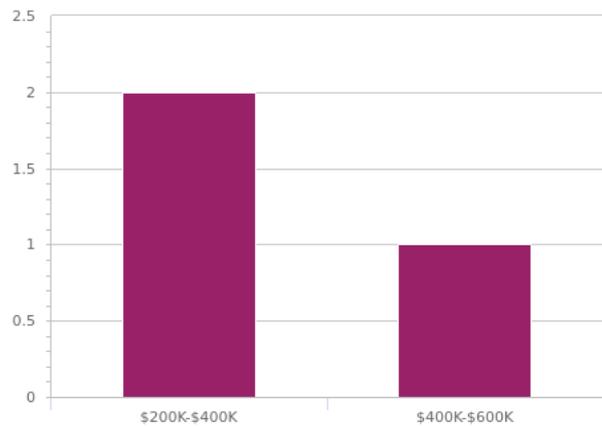
\$309,573

	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)



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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. 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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