IntelliVal Automated Valuation Estimate

Prepared on 01 July 2022

CoreLogic®

1 Victoria Street Mount Austin NSW 2650

Estimated Value:

$290,000

Estimated Value Confidence:

Low　　　　　　　　　　　　　　　　High

Estimated Price Range:

$225,000 - $351,000

Property Attributes:

🛏 4	🛁 1	🚗 -	99m²

Year Built	Land Area	Property Type	Land Use	Development Zoning
1960	632m²	House	-	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 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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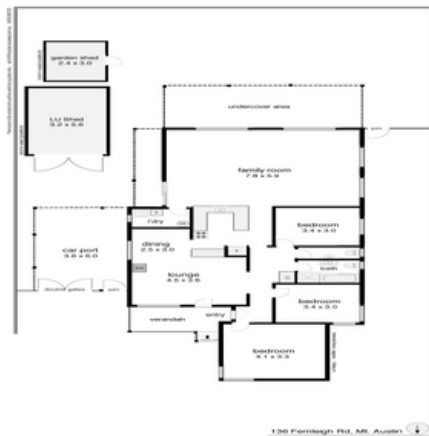## Recently Sold Properties

| 🛏 4 | 🛁 1 | 🚗 1 | 🔲 - | 📐 727m² |

22 Jack Avenue Mount Austin NSW 2650

Sold Price: $330,000

Sold Date: 08 October 2021

Distance from Subject: 0km

Features: General Residential, RESIDENTIAL

| 🛏 3 | 🛁 1 | 🚗 1 | 🔲 142m² | 📐 696m² |

136 Fernleigh Road Mount Austin NSW 2650

Sold Price: $320,000

Sold Date: 30 April 2022

Distance from Subject: 0.3km

Features: General Residential, Floorboards, RESIDENTIAL

| 🛏 3 | 🛁 1 | 🚗 1 | 🔲 - | 📐 569m² |

1 Hunter Street Mount Austin NSW 2650

Sold Price: $290,000

Sold Date: 10 January 2022

Distance from Subject: 0.4km

Features: General Residential, Dishwasher, Timber Floor, RESIDENTIAL, 1 Toilets

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1 Victoria Street Mount Austin NSW 2650

3   **1**   **2**   **81m²**   **689m²**

10 Spooner Avenue Mount Austin NSW 2650

Sold Price: $320,000

Sold Date: 12 April 2022

Distance from Subject: 0.4km

Features: General Residential, RESIDENTIAL

3   **1**   **1**   **94m²**   **588m²**

11 Killara Avenue Mount Austin NSW 2650

Sold Price: $276,000

Sold Date: 06 October 2021

Distance from Subject: 0.5km

Features: General Residential, RESIDENTIAL

3   **1**   **2**   **143m²**   **531m²**

12 Killara Avenue Mount Austin NSW 2650

Sold Price: $300,000

Sold Date: 23 December 2021

Distance from Subject: 0.5km

Features: General Residential, 2 Family / Rumpus Rooms, Dishwasher, Timber Floor, RESIDENTIAL

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Mount Austin Insights: A Snapshot

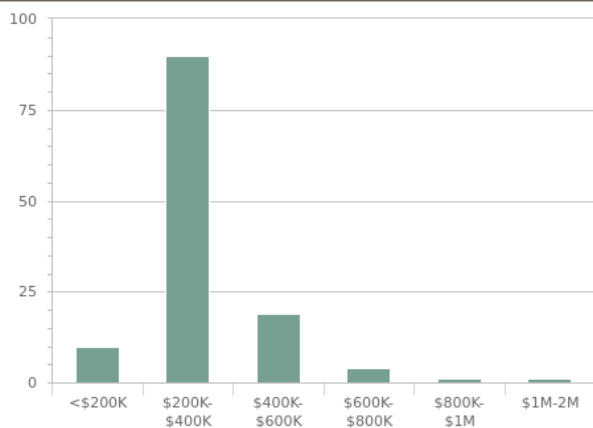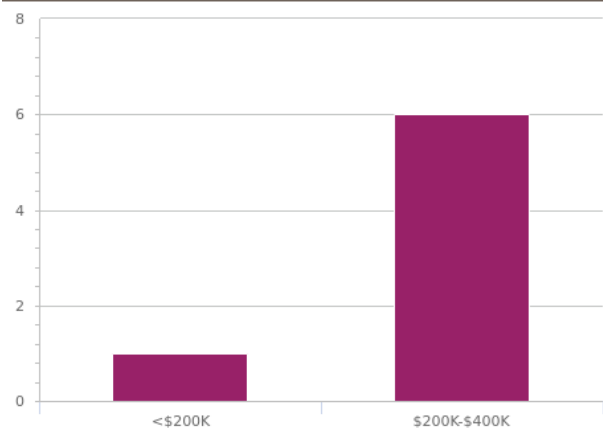| Houses		
Median Price		
$366,162		
	Past Sales	Capital Growth
2022	125	↑ 32.67%
2021	111	↑ 6.55%
2020	74	↓ 2.98%
2019	64	↑ 6.44%
2018	85	↓ 0.49%

Units		
Median Price		
$278,863		
	Past Sales	Capital Growth
2022	7	↑ 14.16%
2021	0	↓ 0.24%
2020	3	↑ 4.31%
2019	2	- -
2018	4	↑ 6.41%

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.

Low   Medium   High

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

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