

IntelliVal Automated Valuation Estimate

Prepared on 25 September 2019



31 Roe Street North Bondi NSW 2026

Estimated Value:
\$3,825,000

Estimated Value Confidence:



Estimated Price Range:

\$3,100,000 - \$4,555,000

Property Attributes:



Year Built

-



Land Area

435m²



Property Type

House



Land Use

Single Res Dwelling



Development Zoning

Residential

Sales History

Sale Date	Sale Price	Sale Type
23 Oct 1997	\$760,000	Unknown
29 Jun 1993	-	Unknown

Estimated Value as at 23 September 2019. 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.

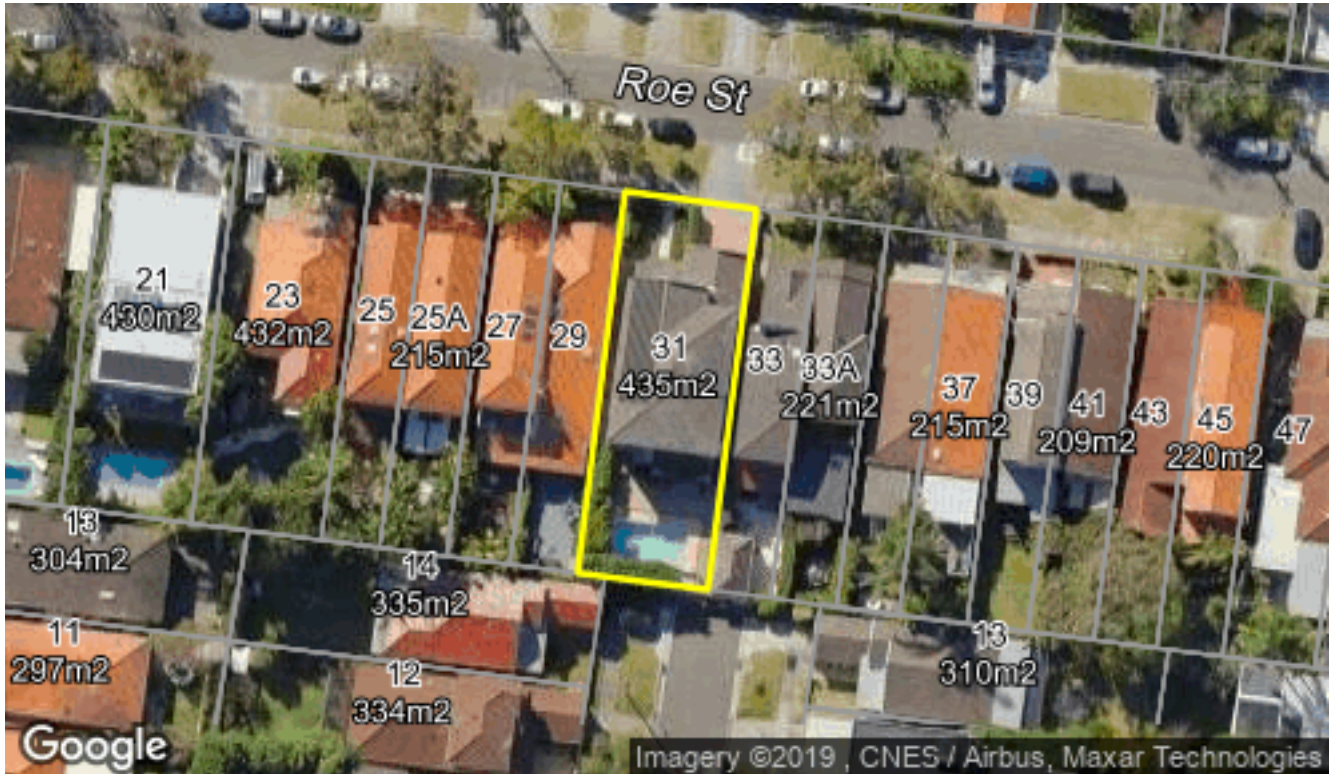
For further information about confidence levels, please refer to the end of this document.

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Location Highlights



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Recently Sold Properties



5 3 2 - 342m²

20 Anglesea Street Bondi NSW 2026

Sold Price: \$2,600,000

Sold Date: 06 May 2019

Distance from Subject: 1.6km

Features: Built-In Wardrobes, Car Parking - Surface, Carpeted, Close to Schools, Close to Shops, RESIDENTIAL, 1 Total Floors In Building



3 2 1 108m² 310m²

13 Bonus Street North Bondi NSW 2026

Sold Price: \$2,300,000

Sold Date: 12 March 2019

Distance from Subject: 0km

Features: RESIDENTIAL, 1960 Year Building Refurbished



3 2 2 130m² 297m²

1 Elliott Street North Bondi NSW 2026

Sold Price: \$2,640,000

Sold Date: 10 November 2018

Distance from Subject: 0.1km

Features: RESIDENTIAL

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3 2 2 148m² 327m²

37 Owen Street North Bondi NSW 2026

Sold Price: **\$2,790,000**

Sold Date: 29 August 2019

Distance from Subject: 0.1km

Features: Built-In Wardrobes, Close to Schools, Close to Shops, Close to Transport, Garden, 1985 Year Building Refurbished



3 2 1 140m² 304m²

12 Murriverie Road North Bondi NSW 2026

Sold Price: \$2,735,000

Sold Date: 13 October 2018

Distance from Subject: 0.1km

Features: RESIDENTIAL



3 2 2 120m² 438m²

3 Roe Street North Bondi NSW 2026

Sold Price: \$2,550,000

Sold Date: 15 March 2019

Distance from Subject: 0.1km

Features: Close to Schools, Close to Shops, Close to Transport, Garden, Formal Lounge, RESIDENTIAL

***Agent Advised**

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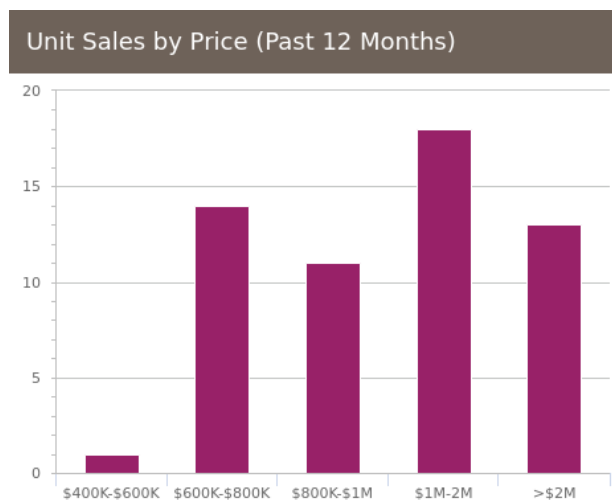
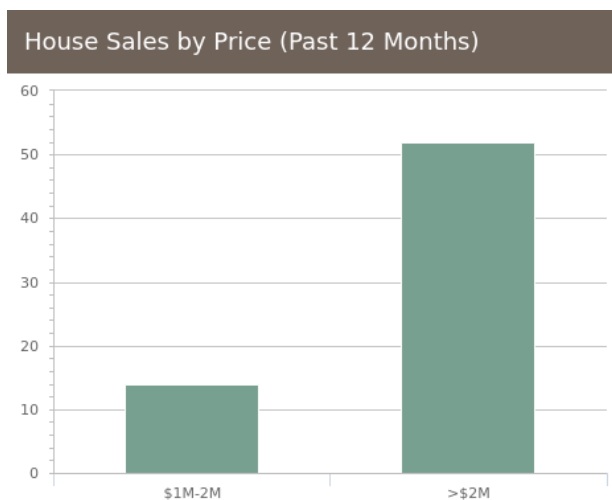
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North Bondi Insights: A Snapshot



Houses		
Median Price		
\$2,419,250		
	Past Sales	Capital Growth
2019	69	↓ 9.15%
2018	65	↓ 5.93%
2017	73	↑ 21.82%
2016	96	↑ 10.93%
2015	96	↑ 14.18%

Units		
Median Price		
\$1,043,811		
	Past Sales	Capital Growth
2019	60	↓ 15.87%
2018	80	↓ 3.30%
2017	76	↑ 23.11%
2016	82	↑ 5.28%
2015	105	↑ 16.90%



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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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Within Australia: **1300 734 318**
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