

IntelliVal Automated Valuation Estimate

Prepared on 25 September 2019



94 Beresford Road Bellevue Hill NSW 2023

Estimated Value:
\$5,475,000

Estimated Value Confidence:



Estimated Price Range:

\$4,331,000 - \$6,634,000

Property Attributes:



4

3

3

-



Year Built

-



Land Area

620m²



Property Type

House



Land Use

-



Development Zoning

Residential

Sales History

Sale Date	Sale Price	Sale Type
24 Sep 2018	-	Unknown
10 Sep 2015	-	Unknown
28 Jan 1994	-	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.

CoreLogic IntelliVal Automated Valuation Estimate

94 Beresford Road Bellevue Hill NSW 2023

Prepared on 25 September 2019

Location Highlights



CoreLogic IntelliVal Automated Valuation Estimate

94 Beresford Road Bellevue Hill NSW 2023

Prepared on 25 September 2019

Recently Sold Properties



 4
  3
  2
  203m²
  658m²

142B Bellevue Road Bellevue Hill NSW 2023

Sold Price: \$3,500,000

Sold Date: 18 April 2019

Distance from Subject: 1km

Features: RESIDENTIAL



 4
  3
  2
  272m²
  462m²

69A Drumalbyn Road Bellevue Hill NSW 2023

Sold Price: \$5,000,000

Sold Date: 02 March 2019

Distance from Subject: 0.2km

Features: RESIDENTIAL



 5
  3
  2
  278m²
  506m²

2 Plumer Road Rose Bay NSW 2029

Sold Price: \$4,825,000

Sold Date: 10 March 2019

Distance from Subject: 0.3km

Features: 1 Dining Rooms, 1 Family / Rumpus Rooms, 1 Lounge Rooms, RESIDENTIAL, 2005 Year Building Refurbished

CoreLogic IntelliVal Automated Valuation Estimate

94 Beresford Road Bellevue Hill NSW 2023



Prepared on 25 September 2019



5 3 2 - 696m²

33 Fairweather Street Bellevue Hill NSW 2023

Sold Date: 12 April 2019

Distance from Subject: 0.4km

Features: 1 Dining Rooms, 1 Lounge Rooms, Residence



4 3 3 231m² 556m²

32 Beresford Road Rose Bay NSW 2029

Sold Price: **Not Disclosed**

Sold Date: 11 September 2019

Distance from Subject: 0.6km

Features: 1 Dining Rooms, 2 Family / Rumpus Rooms, 1 Lounge Rooms, Residential



4 3 2 296m² 697m²

15 Beresford Road Rose Bay NSW 2029

Sold Price: \$8,450,000

Sold Date: 03 April 2019

Distance from Subject: 0.6km

Features: 1 Dining Rooms, 1 Family / Rumpus Rooms, Jarrah Timber Floor, RESIDENTIAL, 2016 Year Building Refurbished

***Agent Advised**

CoreLogic IntelliVal Automated Valuation Estimate

94 Beresford Road Bellevue Hill NSW 2023

Prepared on 25 September 2019

Bellevue Hill Insights: A Snapshot



Houses

Median Price

\$5,116,193

	Past Sales	Capital Growth
2019	80	↑ 8.43%
2018	86	↑ 0.60%
2017	81	↑ 18.63%
2016	116	↑ 10.77%
2015	106	↑ 14.98%

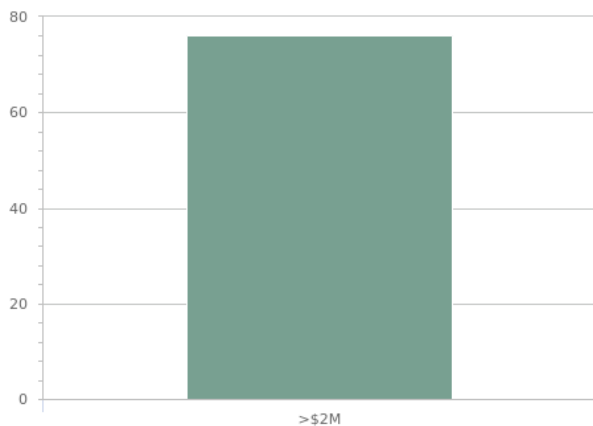
Units

Median Price

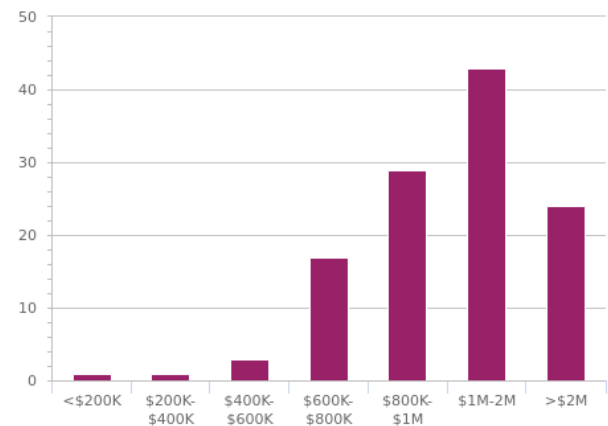
\$1,107,002

	Past Sales	Capital Growth
2019	120	↓ 13.31%
2018	126	↓ 0.55%
2017	150	↑ 20.35%
2016	161	↓ 1.01%
2015	167	↑ 16.54%

House Sales by Price (Past 12 Months)



Unit Sales by Price (Past 12 Months)



CoreLogic IntelliVal Automated Valuation Estimate

94 Beresford Road Bellevue Hill NSW 2023

Prepared on 25 September 2019

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. 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>

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**

CoreLogic IntelliVal Automated Valuation Estimate