

# IntelliVal Automated Valuation Estimate

Prepared on 16 October 2019



## 165 O'Sullivan Road Bellevue Hill NSW 2023

Estimated Value:  
**\$3,650,000**

Estimated Value Confidence:



Estimated Price Range:  
**\$2,888,000 -**

Property Attributes:



Year Built

-



Land Area

553m<sup>2</sup>



Property Type

House



Land Use

-



Development Zoning

Residential

## Sales History

Sale Date	Sale Price	Sale Type
07 Aug 2019	-	Unknown

Estimated Value as at 14 October 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



3 1 2 - 460m<sup>2</sup>

### 9 Nancy Street North Bondi NSW 2026

Sold Price: \$3,225,000

Sold Date: 30 April 2019

Distance from Subject: 1.3km

Features: Low Density Residential, Built-In Wardrobes, Close to Schools, Close to Shops, Close to Transport, Fireplace(s), RESIDENTIAL, 1



3 1 1 191m<sup>2</sup> 544m<sup>2</sup>

### 2 Wallangra Road Dover Heights NSW 2030

Sold Price: \$3,650,000

Sold Date: 03 July 2019

Distance from Subject: 1.7km

Features: Low Density Residential, RESIDENTIAL



2 1 2 77m<sup>2</sup> 519m<sup>2</sup>

### 9-11 Andrews Avenue Bondi NSW 2026

Sold Price: \$3,705,000

Sold Date: 15 June 2019

Distance from Subject: 1.9km

Features: Medium Density Residential, RESIDENTIAL

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 3    1    2    115m<sup>2</sup>    557m<sup>2</sup>

## 163 O'Sullivan Road Bellevue Hill NSW 2023

Sold Price: \$3,300,000

Sold Date: 14 December 2018

Distance from Subject: 0km

Features: Low Density Residential, RESIDENTIAL



 3    2    2    166m<sup>2</sup>    481m<sup>2</sup>

## 133 O'Sullivan Road Bellevue Hill NSW 2023

Sold Price: \$3,960,000

Sold Date: 18 April 2019

Distance from Subject: 0.2km

Features: Low Density Residential, 1 Dining Rooms, Timber Floor, RESIDENTIAL, 1 Total Floors In Building, Golf Course View



 -    -    -    -    399m<sup>2</sup>

## 94 Bellevue Road Bellevue Hill NSW 2023

Sold Price: \$4,100,000

Sold Date: 29 May 2019

Distance from Subject: 0.9km

Features: RESIDENTIAL

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## Bellevue Hill Insights: A Snapshot



### Houses

Median Price  
**\$5,102,757**

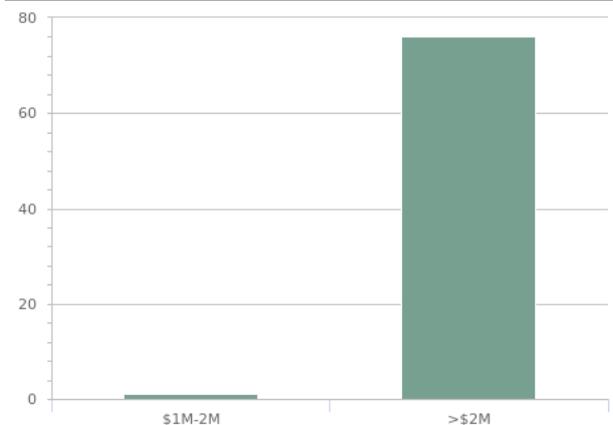
	Past Sales	Capital Growth
2019	80	↑ 7.66%
2018	85	↓ 1.80%
2017	83	↑ 21.14%
2016	110	↑ 9.20%
2015	111	↑ 17.10%

### Units

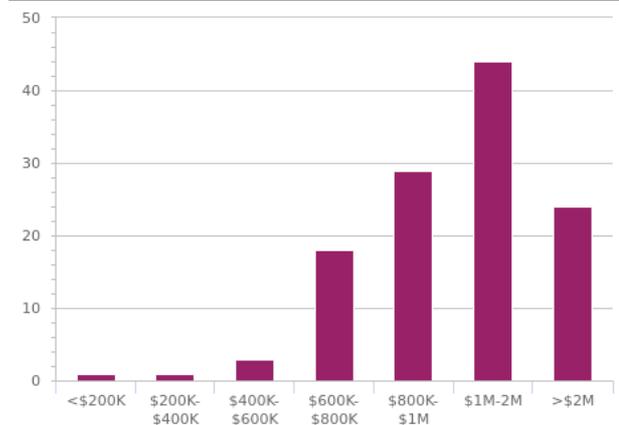
Median Price  
**\$1,093,369**

	Past Sales	Capital Growth
2019	125	↓ 13.53%
2018	120	↓ 1.40%
2017	158	↑ 19.11%
2016	160	↑ 0.71%
2015	172	↑ 16.38%

### 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. 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.



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