



CoreLogic[®]
RP Data

SAMPLE REPORT

1 Smith Street Sydney NSW 2000

» RP AUTOVAL
Automated Valuation

Prepared On 13 October 2015



Nov 14

www.rpdata.com

>> PROPERTY DESCRIPTION



1 Smith Street Sydney NSW 2000

ESTIMATED VALUE: **\$1,250,189**

Estimated Price Range: **\$912,418 - \$1,500,959**

FSD* \pm **11%**

(Forecast Standard Deviation)

This estimate value has been compiled incorporating attribute data provided solely by RP Data and its suppliers.

Attributes used for this model



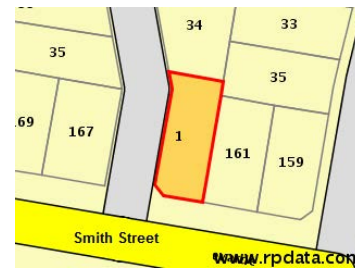
Sales History

Sale Date	Sale Price	Sale Type
13 Dec 2013	\$735,000	
29 Aug 2007	\$465,000	
23 May 2004	\$465,000	
19 Sep 2001	\$382,000	

Year Built:	Not Specified
Floor Area:	Not Specified
Condition of Property:	No Response
Property Type:	HOUSE
Land Use:	Single Res Dwelling
Location:	1/DP123456 MIRANDA NSW
Last Sale Date/Price:	13 Dec 2014, \$835,000

* A Forecast Standard Deviation is an estimate of the variation between a modelled automated valuation and the market value of a property. A smaller FSD indicates our automated valuation is likely closer to the true market value of a property than a larger FSD.

>> LOCATION HIGHLIGHTS



>> PAST SALES

	<h3>41 Smith Road Sydney, NSW, 2000</h3>									
<table border="1"> <tbody> <tr> <td>Sold Price:</td> <td>\$1,300,000</td> </tr> <tr> <td>Sold Date:</td> <td>26 Sep 2015</td> </tr> <tr> <td>Land Size:</td> <td>657m2</td> </tr> <tr> <td>Distance From Subject:</td> <td>0.59km</td> </tr> </tbody> </table>		Sold Price:	\$1,300,000	Sold Date:	26 Sep 2015	Land Size:	657m2	Distance From Subject:	0.59km	<p>Attributes: 3 Beds, 2 Baths, 1 Car Spaces, 1 Lock Up Garages</p>
Sold Price:	\$1,300,000									
Sold Date:	26 Sep 2015									
Land Size:	657m2									
Distance From Subject:	0.59km									
	<h3>209 Smith Street Sydney, NSW, 2000</h3>									
<table border="1"> <tbody> <tr> <td>Sold Price:</td> <td>\$925,000</td> </tr> <tr> <td>Sold Date:</td> <td>24 Jul 2015</td> </tr> <tr> <td>Land Size:</td> <td>556m2</td> </tr> <tr> <td>Distance From Subject:</td> <td>0.39km</td> </tr> </tbody> </table>		Sold Price:	\$925,000	Sold Date:	24 Jul 2015	Land Size:	556m2	Distance From Subject:	0.39km	<p>Attributes: 3 Beds, 2 Baths, 1 Car Spaces, 1 Lock Up Garages</p>
Sold Price:	\$925,000									
Sold Date:	24 Jul 2015									
Land Size:	556m2									
Distance From Subject:	0.39km									
	<h3>9 Smith Street Sydney, NSW, 2000</h3>									
<table border="1"> <tbody> <tr> <td>Sold Price:</td> <td>\$905,000</td> </tr> <tr> <td>Sold Date:</td> <td>17 Sep 2015</td> </tr> <tr> <td>Land Size:</td> <td>512m2</td> </tr> <tr> <td>Distance From Subject:</td> <td>0.46km</td> </tr> </tbody> </table>		Sold Price:	\$905,000	Sold Date:	17 Sep 2015	Land Size:	512m2	Distance From Subject:	0.46km	<p>Attributes: 3 Beds, 1 Baths, 2 Car Spaces, 2 Lock Up Garages</p>
Sold Price:	\$905,000									
Sold Date:	17 Sep 2015									
Land Size:	512m2									
Distance From Subject:	0.46km									
	<h3>9 Smith Street Sydney, NSW, 2000</h3>									
<table border="1"> <tbody> <tr> <td>Sold Price:</td> <td>\$980,000</td> </tr> <tr> <td>Sold Date:</td> <td>6 Aug 2015</td> </tr> <tr> <td>Land Size:</td> <td>556m2</td> </tr> <tr> <td>Distance From Subject:</td> <td>0.46km</td> </tr> </tbody> </table>		Sold Price:	\$980,000	Sold Date:	6 Aug 2015	Land Size:	556m2	Distance From Subject:	0.46km	<p>Attributes: 3 Beds, 1 Baths, 1 Car Spaces, 1 Lock Up Garages</p>
Sold Price:	\$980,000									
Sold Date:	6 Aug 2015									
Land Size:	556m2									
Distance From Subject:	0.46km									
	<h3>171 Smith Street Sydney, NSW, 2000</h3>									
<table border="1"> <tbody> <tr> <td>Sold Price:</td> <td>\$977,500</td> </tr> <tr> <td>Sold Date:</td> <td>17 Jun 2015</td> </tr> <tr> <td>Land Size:</td> <td>696m2</td> </tr> <tr> <td>Distance From Subject:</td> <td>0.45km</td> </tr> </tbody> </table>		Sold Price:	\$977,500	Sold Date:	17 Jun 2015	Land Size:	696m2	Distance From Subject:	0.45km	<p>Attributes: 3 Beds, 1 Baths, 1 Car Spaces, 1 Lock Up Garages</p>
Sold Price:	\$977,500									
Sold Date:	17 Jun 2015									
Land Size:	696m2									
Distance From Subject:	0.45km									
	<h3>303 Smith Street Sydney, NSW, 2000</h3>									
<table border="1"> <tbody> <tr> <td>Sold Price:</td> <td>\$1,270,000</td> </tr> <tr> <td>Sold Date:</td> <td>6 Aug 2015</td> </tr> <tr> <td>Land Size:</td> <td>673m2</td> </tr> <tr> <td>Distance From Subject:</td> <td>0.35km</td> </tr> </tbody> </table>		Sold Price:	\$1,270,000	Sold Date:	6 Aug 2015	Land Size:	673m2	Distance From Subject:	0.35km	<p>Attributes: 3 Beds, 1 Baths, 1 Car Spaces, 1 Lock Up Garages</p>
Sold Price:	\$1,270,000									
Sold Date:	6 Aug 2015									
Land Size:	673m2									
Distance From Subject:	0.35km									

>> SYDNEY STATISTICS - A SNAP SHOT

Incorporating RP Data's Suburb Scorecard

SYDNEY - Median Price

Period	Median Price for Houses	Median Price for Units
2015	\$915,000	\$552,800

SYDNEY - Past Sales - Houses

2015	2014	2013	2012	2011	2010	2009	2008	2007	2006
111	137	147	111	127	126	134	98	110	119

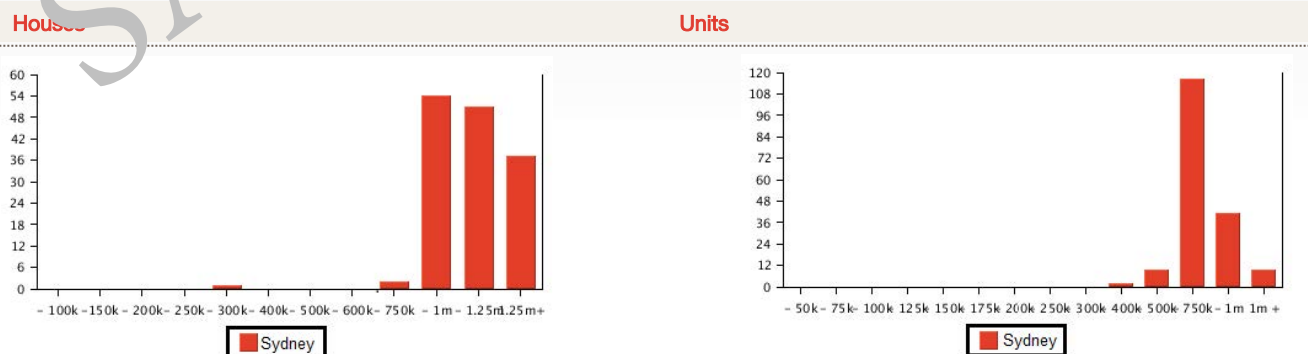
SYDNEY - Past Sales - Units

2015	2014	2013	2012	2011	2010	2009	2008	2007	2006
137	233	193	186	216	219	261	178	244	217

Capital Growth

Period	Capital Growth % Houses	Capital Growth % Units
2014	14.4%	14%
2013	11.9%	8.4%
2012	0.7%	2.9%
2011	0.7%	-1.8%

Sales By Price (Past 12 Months)



>> THANK YOU

Thank you for your interest in our RP Estimates. We appreciate your business and wish you luck with your future property transactions.

Contact CoreLogic:

If you have any questions or concerns about the information in this report, please contact our customer care team.

Within Australia 1300 789 449
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Email us: customercare@corelogic.com.au

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