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A  CoreLogic® Business

80 Baptist Street Redfern NSW 2016

» RP AUTOVAL
Automated Valuation

Prepared On 11 February 2013



Sep 06

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>> PROPERTY DESCRIPTION



80 Baptist Street Redfern NSW 2016

ESTIMATED VALUE: **\$955,000**

Estimated Price Range: **\$810,000 - \$1,095,000**

FSD* \pm **15%**

(Forecast Standard Deviation)

This estimate value has been compiled incorporating attribute data provided by both RP Data and the user. RP Data cannot verify the accuracy of data provided by users.

Attributes used for this model



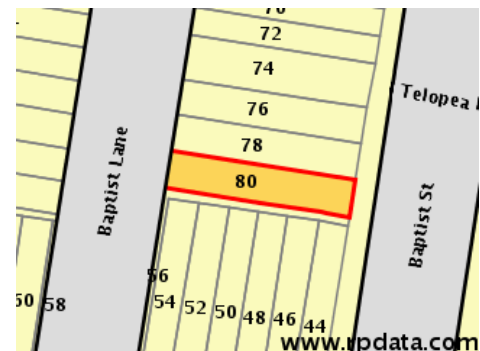
Year Built:	1890
Floor Area:	Not Specified
Condition of Property:	Average
Property Type:	HOUSE
Land Use:	Single Res Dwelling
LotPlan:	12/DP83661 REDFERN NSW
Last Sale Date/Price:	7 Oct 2006, \$825,000

Sales History

Sale Date	Sale Price	Sale Type
7 Oct 2006	\$825,000	Unknown
12 Feb 1984	\$0	Unknown

* 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



46 Telopea Street Redfern, NSW, 2016

Sold Price:	\$1,055,000
Sold Date:	12 Jul 2012
Land Size:	113m2
Distance From Subject:	0.02km



Attributes:

3 Beds, 1 Baths



84 Great Buckingham Street Redfern, NSW, 2016

Sold Price:	\$992,000
Sold Date:	23 Jun 2012
Land Size:	150m2
Distance From Subject:	0.56km



Attributes:

4 Beds, 3 Baths



115 Young Street Redfern, NSW, 2016

Sold Price:	\$750,000
Sold Date:	10 Sep 2011
Land Size:	127m2
Distance From Subject:	0.16km



Attributes:

3 Beds, 1 Baths, 1 Car Spaces



125 Marriott Street Redfern, NSW, 2016

Sold Price:	\$820,000
Sold Date:	30 Aug 2011
Land Size:	131m2
Distance From Subject:	0.25km



Attributes:

2 Beds, 1 Baths, 1 Car Spaces, 1 Lock Up Garages



95 Pitt Street Redfern, NSW, 2016

Sold Price:	\$1,272,500
Sold Date:	10 Dec 2011
Land Size:	145m2
Distance From Subject:	0.73km



Attributes:

3 Beds, 2 Baths, 1 Car Spaces, 1 Ensuites



103 Young Street Redfern, NSW, 2016

Sold Price:	\$1,200,000
Sold Date:	12 Aug 2011
Land Size:	133m2
Distance From Subject:	0.15km



Attributes:

3 Beds, 1 Baths, 1 Car Spaces, 1 Lock Up Garages

>> REDFERN STATISTICS - A SNAP SHOT

Incorporating RP Data's Suburb Scorecard

REDFERN - Median Price

Period	Median Price for Houses	Median Price for Units
2013	\$817,500	\$585,000

REDFERN - Past Sales - Houses

2013	2012	2011	2010	2009	2008	2007	2006	2005	2004
0	82	78	113	89	77	105	75	87	106

REDFERN - Past Sales - Units

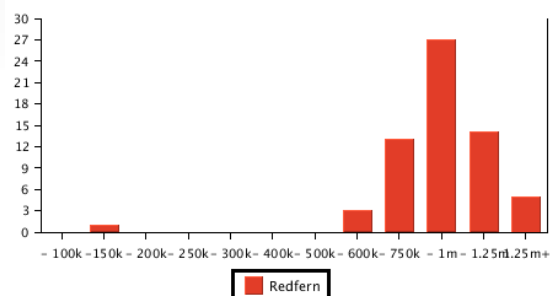
2013	2012	2011	2010	2009	2008	2007	2006	2005	2004
0	181	198	205	259	235	220	193	234	216

Capital Growth

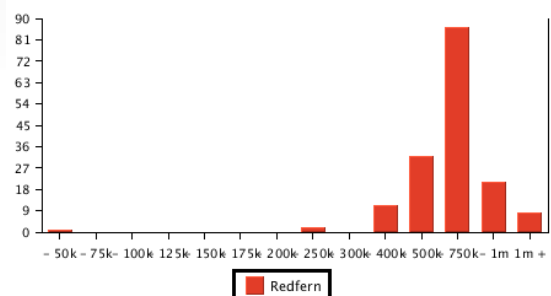
Period	Capital Growth % Houses	Capital Growth % Units
2012	-2.1%	7.9%
2011	-7.7%	0.4%
2010	19.1%	16.1%
2009	12.5%	8.9%

Sales By Price (Past 12 Months)

Houses



Units



>> 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 RP Data Pty Ltd:

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

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