



GEORGE MICHAEL'S PALM BEACH MANSION SELLS FOR \$13.5M

PropertyPricer predicted the sale price with 97% accuracy!



PROPERTY ADDRESS

333 Whale Beach Rd,
Palm Beach, NSW



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Listed for Sale **\$15M**
by LJ Hooker, Palm Beach

House Sales **\$6.5M**
median in Palm Beach

PropertyPricer's Valuation **\$13.13M**
sent to the Estate Agent on 7th April

Actual Sold Price **\$13.5M**
withheld from the public (we were advised 10th April)

WHY YOU CAN'T RELY ON PROPERTY COMPARISONS

Such a unique property needs to be valued on its own distinctive features, rather than simply on its land size and the number of bedrooms and bathrooms.

Comparative sales in the suburb are also not an accurate or reliable way to value such properties. It is their uniqueness that lifts the value, and PropertyPricer is the only valuation method that can do this.

Using our unique points measurement system* we calculated all the property's distinctive features, including:

- The actual size of the three-level house in square metres, not just the land size
- Architect-designed interior and exterior
- Designer pavilion style entertaining courtyard
- Five king size luxury bedrooms each with an ensuite and balcony with water views
- Designer kitchen with high-end appliances
- Seven high-end luxury bathrooms
- Infinity pool
- Uninterrupted and expansive beach and ocean views
- Waterfront location

	VALUATION	ACCURACY	CONFIDENCE LEVEL
PropertyPricer	\$13.13m	97.2%	Very High
Domain	Estimate \$8.3m	59%	Low
RealEstate.com.au	No estimate provided	0%	Nil
On The House	No valuation as no comparable properties	0%	Nil

**“PropertyPricer was spot-on, and the only company able to value
the property accurately”** David Edwards, Director, LJ Hooker Palm Beach