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| Organisation/Client: Housing ACT | Fax to: |
| Business Unit: | Email to: |
| Postal Address: Locked Bag 3000 Belconnen ACT 2617 | |

1. PROPERTY SUMMARY - Dwelling

Report Focus: Existing building

Property Address: [Redacted]

Title Details: Block [Redacted] Section [Redacted] Division [Redacted]

Encumbrances/Restrictions: Not known

Site Dimensions: not known **Site Area:** 837 m²

Zoning/Instrument: Residential RZ1: SUBURBAN/Crown Lease Purpose Clause **LGA:** Canberra ACT

Main Building: Dwelling with 5 bedroom/s 2 bathroom/s **Current Use:** Residential

Built About: 1991

Addition(s): None apparent

TOTAL AREAS: Living Areas: 232 m² **Outdoor Areas:** 95.00 m² **Other:** 24.00 m²

Car Accommodation: 2 car garage (under roof) **Car Areas:** 39.00 m²

Marketability: Good **Heritage Issues:** Not known

Environmental Issues: Not known

Essential Repairs: None

2. VALUATION & ASSESSMENTS SUMMARY

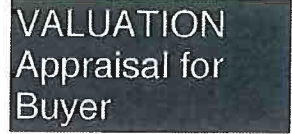
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|---|------------------------------------|
| Interest Valued: Crown Lease vacant possession | Other Assessments |
| Value Component: Existing Property | Rental Value Unfurnished: \$700 pw |
| Land: \$340,000 | Replacement Insurance: \$750,000 |
| Improvements: \$430,000 | |

Market Value: \$770,000 (Seven Hundred and Seventy Thousand dollars)

I hereby certify that I personally inspected this property on the date below and have carried out the assessments above as at that date. Neither I, nor to the best of my knowledge, any member of this firm, has any conflict of interest, or direct, indirect or financial interest in relation to this property that is not disclosed herein. This Report is for the use only of the party/s to which it is addressed and no responsibility is accepted or undertaken to third parties in respect of this report.

| | |
|--|---|
| Valuer: Nicolas Leslie | Firm: Egan National Valuers ACT |
| Qualifications/Reg.#: AAPI, Certified Practising Valuer, No 67313 | Address: PO Box 6214 (27 Murray Cres, Griffith) Kingston ACT 2604 |
| Inspection Date: 14/02/2019 | Phone: 02 6232 7555 Fax: 02 6232 7772 |
| Valuation Date: 14/02/2019 | Mobile: 0408 633 400 |
| Signature: | Email: canberra@eganvaluers.com.au |

Valuer's File Reference: 52992



3. THE LAND

Property Identification: This property has been identified by reference to a Block and Section map

Title Search Sighted: No. No title search of the property has been undertaken or sighted. Reliance should not be placed on the valuation report unless or until a title search is undertaken. In the event that the title search reveals any information or discrepancy which may affect the value of the property, the valuer's opinion should be obtained before reliance is placed on the valuation.

Zoning Effect: use conforms

Location: is an outer Tuggeranong suburb developed in the early 1990s. The suburb is situated approximately 20 kms south of the City Centre. Within the suburb is a primary school; a high school and a local shopping centre

Neighbourhood: The subject property is located at the intersection of two streets surrounded by other similar style standard residential dwellings.

Site Description & Access: Regular shaped corner block situated above street level. There are no obvious site disabilities.

Services: electricity; water; sewer; town gas; telephone; sealed road; kerb & gutter; footpath; Postal Services

4. BUILDING

Occupancy 1

Style: Single storey Detached dwelling

Main Walls & Roof: Brick,Clad/Metal

Main Interior Linings: Plasterboard

Internal Condition: Very Good

Accommodation: 5 bedroom/s, 2 bathroom/s, Kitchen/Meals/Family, entry, lounge, multi-purpose room, study, storeroom, toilet, laundry, verandah

Interior Layout: functional, internal access to garage, internal and external stores, study used as a 5th bedroom, walk-in kitchen pantry

PC Items: 2 bowl sink; wall oven; hot plates; dishwasher; rangehood; exhaust fan; hot water service; ducted gas heating; ducted evaporative cooling; slow combustion stove

Fixtures & Features: high quality inclusions throughout, solar panels, shutters, external spa bath, built-in robes

AREAS: Living Areas: 232.00 m² Outdoor Areas: 95.00 m² Other: 24.00 m²

Car Accommodation: 2 car garage (under roof) Car Areas: 39.00 m²

Street Appeal: Good appeal

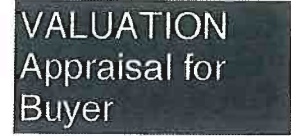
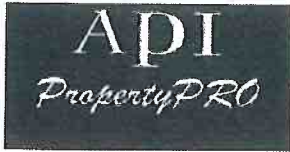
Window Frames: Aluminium

Flooring: Concrete

External Condition: Very Good

5. ANCILLARY IMPROVEMENTS

verandah and two pergolas 95m2, clad store 24m2. fully established grounds, fencing.



6. SALES EVIDENCE & THE MARKET

| Address | Sale Date | Price | Brief Comments | In Comparison to Subject |
|---------|------------|-----------|--|----------------------------|
| ACT | 09/01/2019 | \$805,000 | 4 bedroom 2 bathroom High set Dwelling C2000. 2 car garage (under). Site 961m². stylish home on large elevated with first class views and pool, superior presentation throughout, close to bushlands. | superior in value |
| ACT | 02/06/2018 | \$825,000 | 5 bedroom 2 bathroom Two storey Dwelling C1995. 2 car garage (attached). Site 767m². architectural dwelling in sought-after area, well-maintained in and out, approx. 210m2 living space, pool and superior landscaping. | superior in value |
| | 21/06/2018 | \$750,000 | 4 bedroom 2 bathroom Dwelling C1994. 2 car garage. Site 839m². Well presented conventional style single level dwelling, situated close to most amenities, large rear pergola, quality landscaping. | slightly inferior in value |
| | 18/06/2018 | \$785,000 | 5 bedroom 2 bathroom High set Dwelling C2000. 2 car garage. Site 726m². architecturally designed ensuite home with study or 5th bedroom, high side with views, good condition throughout. | slightly superior in value |

Current or Proposed Sale of Subject Property:

Prior Sale(s) of Subject Property (last 3 years): \$0

Level of Market Activity: Sales beginning to strengthen

Selling period greater than 6 months: No

Sale in line with Local Market: No

Full Copy of Contract of Sale Sighted: No

7. ADDITIONAL COMMENTS

A substantial quality residence with outdoor areas and full landscaping on a large block facing open space. Based on local evidence, a valuation of \$770,000 is advised.

The property is on the market for offers between \$770,000 and \$800,000 which is reasonable for this type of property in the area. Offers within 5% range (\$731,500 - \$808,500) are acceptable.

This valuation assumes that pest, building and compliance inspections have not detected any significant defects. Fixed floor coverings have been included at their practical value in situ.

8. IMPORTANT NOTES & QUALIFICATIONS

This valuation is current as at the date of valuation only. The value assessed here in may change significantly and unexpectedly over a relatively short period (including as a result of general market movements or factors specific to the particular property). We do not accept liability for losses arising from such subsequent changes in value. Without limiting the generality of the above comment, we do not assume any responsibility or accept any liability where this valuation is relied upon after the expiration of 3 months from the date of valuation, or such earlier date if you become aware of any factors that have any effect on the valuation. Liability limited by a scheme approved under Professional Standards Legislation.

9. CAPPED LIABILITY SCHEME

Liability limited by a scheme approved under Professional Standards Legislation

No photographs included.