

Government Internal Assessment

Client

ACT Government - Community Services Directorate

Requested By

[REDACTED]

Prepared By

CBRE Residential Valuations Pty Ltd.

Address

GPO Box 1987 Canberra City ACT 2601

Reference Number

[REDACTED]

Telephone Number

1300 407 092

Block: [REDACTED], Section: [REDACTED], Suburb: [REDACTED]

MARKET VALUE (Existing)

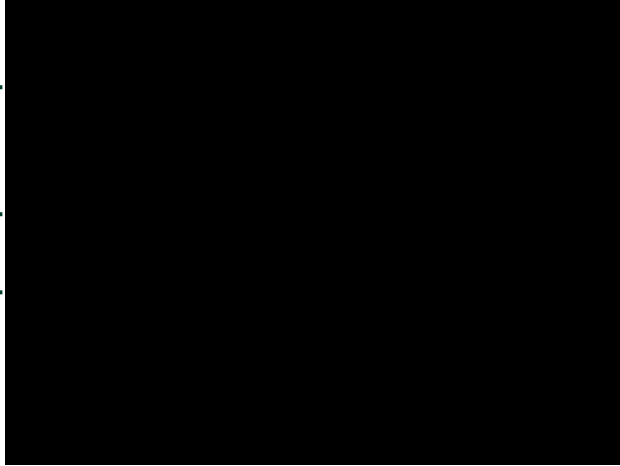
\$600,000

(Six Hundred Thousand Dollars) GST Free Supply

UNFURNISHED RENTAL PER WEEK (Existing)

\$550

 [REDACTED] m ²	 [REDACTED]	 [REDACTED]	 [REDACTED] m ²	 [REDACTED] m ²
--	---	---	--	--



Property Details

Property Address

Block: [REDACTED], Section: [REDACTED], Suburb: [REDACTED]

Property Type	Site Area	Current Use	Zoning	Scheme
Townhouse	[REDACTED] m2	Residential	[REDACTED]	[REDACTED]

Site Description & Access

An irregular shaped corner allotment at road level with minimal slope. Easy access is available from [REDACTED] which carries a medium volume of traffic.

Encumbrances/Restrictions

None disclosed or evident. Please notify valuer if searches reveal otherwise.

Built About	Bedrooms	Bathrooms	Car Accom.	Living Area	Outdoor Area	Car Area	Other Area
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED] carport detached	[REDACTED] m ²	N/A	[REDACTED] m ²	N/A

Accommodation

[REDACTED] bedroom(s), [REDACTED] bathroom(s), entry, lounge, kitchen, meals and laundry (in cupboard).

Style	Main Walls & Roof	Street Appeal
[REDACTED]	Brick Veneer and weatherboard / Metal Decking	Average

Assessment

Interest Valued	Crown Leasehold	Valuation Component	Existing Property
Market Value	\$600,000 Six Hundred Thousand Dollars (GST Free Supply)		
Market Value Range	\$580,000 - \$620,000		
Replacement Insurance	Body Corporate Responsibility		
Market Rental (per week)	\$550		
Assessment Date	[REDACTED]	Inspection Date	[REDACTED]
Job No.	[REDACTED]		

I hereby certify that I personally inspected this property on the inspection date noted and have carried out the assessments as at the assessment 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 to which it is addressed, and should not be used by any other party for any other purposes. This report has not been prepared for mortgage purposes. No responsibility is accepted or undertaken to third parties in respect thereof. No responsibility is accepted or undertaken in the event that the party/s to which it is addressed use/s this Report for any other purpose apart from that expressly outlined herein.

This Report is made specifically in accordance with the client's instructions and must be interpreted with those instructions.

This report has been prepared for the use of ACT Government - Community Services Directorate and can only be relied upon by the Instructing party for the specific purpose of Pre-Purchase/Acquisition Advising Purposes.

No responsibility or liability is accepted by the Valuer or CBRE in the event that any party relies, uses, distributes, publishes and/or otherwise represents anything contained in this report for any purpose apart from the specific purpose noted herein. This report cannot be relied upon by any other party for any purpose. Other parties are advised to obtain their own independent valuation report or advice, if they require a valuation for their own use.

This assessment is current as at the date of assessment only. The value assessed herein may change significantly and unexpectedly over a relatively short period (including as a result of general market movement 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, nor should reliance be placed upon the assessment, or anything contained within the assessment report where this assessment report is relied upon after the expiration of 90 days from the date of assessment, or such earlier date if you or someone acting on your behalf with CBRE's prior written agreement become aware or are aware of any factors that have any effect on the assessment.

ESG considers and prioritises Environmental, Social, and Corporate Governance aspects when assessing a property. Our valuation has considered readily apparent ESG aspects that are relevant to the market segment and property type. Prospective purchasers/owners in this segment are generally not impacted by governance policies and any consideration to environmental and social aspects are usually outweighed by personal and/or financial considerations such as location/lifestyle or return on investment. Any observations or comments made in relation to aspects of ESG are provided in our capacity as a valuer only and where further advice or information is required, an appropriately qualified advisor should be engaged.