

Property Valuation



Site Area
N/A



Living Area
■ sqm



Build Circa
2014



Bedrooms
■



Bathrooms
■



Car Spaces
■

Property Details

Title [REDACTED]

LGA Gungahlin

Zoning [REDACTED]

Overlays This property is not subject to any overlay controls

Market Comment

Market values have exhibited a period of decline. The wider market is now considered to have reached or is close to reaching the bottom of its cycle but this cannot be stated with certainty. Markets are cyclical and whilst it is anticipated the likely next market phase is an increase in activity and stabilisation of market values, the extent to which this may occur is uncertain. Your reliance on the value contained in this report should have regard to our market outlook and the potential for market volatility.

Source: RP Data

Prepared for Client
Housing ACT

Intended Use and Purpose
Pre-purchase

Interest Valued
Crown leasehold

Date of Valuation
[REDACTED]

Market Value (AUD)
\$600,000

Additional Comments

Observations

The subject property comprises an attached [REDACTED] conventional [REDACTED] of brick (rendered) construction with a colorbond metal deck roof. The property includes [REDACTED] bedrooms, [REDACTED] bathroom and a detached carport for [REDACTED] vehicle. Property presents in good condition.

Living area: [REDACTED] sqm

Owners' Corporation:

No documentation from the relevant Owners' Corporation to establish the existence of any outstanding or impending levies attributable to the subject unit has been sighted by the valuer and none are assumed to exist. Should such levies exist, we advise that there may be a detrimental effect on marketability and market value.

Valuation Rationale

Methodology

The valuation has been completed using a market approach which relies on information on transactions involving properties that are similar to the subject property, the most relevant of which are summarised in the Sales Evidence section of this report. A comparable transactions method of valuation was adopted, and adjustments were made for any material differences between the comparable transactions and the subject property in the form of a value deduction or addition. Adjustments to account for any changes in property prices since the sale date were also completed where necessary.

The valuation has been completed using a market approach which relies on information on transactions involving properties that are

similar to the subject property, the most relevant of which are summarised in the Sales Evidence section of this report. A comparable transactions method of valuation was adopted, and adjustments were made for any material differences between the comparable transactions and the subject property in the form of a value deduction or addition. Adjustments to account for any changes in property prices since the sale date were also completed where necessary.

Adjustments were for various attributes considered relevant to market participants and the comparison comments in the Sales Evidence section of the report provide the primary reasons for the adjustments. In view of all adjusted comparables, the valuer developed a final indication of value for the subject.

Market Value

\$600,000

Six Hundred Thousand

[REDACTED]

Date of Issue

[REDACTED]

[REDACTED]

Client Reference

N/A

Authorising Valuer

[REDACTED]

Inspection Type

Internal

[REDACTED]

Value Range

\$580,000 - \$620,000

[REDACTED]