

**VALUATION
For Pre Purchase Purposes**



Property:

48A Katoomba Road, Beaumont SA 5066

Instructed by:

Albert Ades

Valuation Date:

31st October, 2012

MarketVal Property Valuers

PO Box 2354

Kent Town DC SA 5071

Phone:- 1300 856 910

CLIENT: Albert Ades

INSTRUCTIONS: Instructions were received to determine the current fair market value of the subject property for Pre Purchase purposes as at the date of valuation.

PROPERTY ADDRESS: 48A Katoomba Road, Beaumont SA 5066

DATE OF VALUATION: 31st October, 2012

TITLE DETAILS:

Lot No: 133

Deposited Plan: 65191

Volume: 5924

Folio: 304

Encumbrances: Refer to Certificate of Title

Registered Proprietors: Refer to Certificate of Title

Site Total: 625 sqm

ZONING/PLANNING INSTRUMENT:

Local Government Area: City of Burnside

Zoning: Zoned Residential

Effect: Current land use complies with intentions of zoning

LOCATION/NEIGHBOURHOOD:

Shops: Within 2 kilometres

Transport: Bus: Within 1 Kilometre

Schools: Within 2 kilometres

CBD: Approximately 6.2 kilometres

SITE DESCRIPTION AND TOPOGRAPHY:

Site Layout:	Above road level
Services:	All usual services available
Environmental Hazards:	None known
Pest Infestation:	None known

MAIN BUILDING:

Type:	Conventional Style Dwelling
Year Built:	Circa 2006
External Walls:	Rendered Brick
Floor:	Concrete & Timber
Roof:	Tiled
Rooms:	Entry Hall, Kitchen/Meals/Family, Laundry, Bathroom with W/C, Ensuite x 2.
Bedrooms:	3 Bedrooms
Wall Linings:	Plasterboard

OBSERVATIONS:

PC Fixtures:	Good Quality
External Condition:	Good Quality
Internal Condition:	Good Quality
Defects:	Nil

CAR ACCOMMODATION:

Double Garage (UMR)

ANCILLARY IMPROVEMENTS AND CONDITION:

Brick Driveway, Brick Paving, Established/Basic Lawns & Gardens, Perimeter Fencing

REPAIRS/REQUIREMENTS:

At the time of inspection the home presented in a good condition. No visual cracking or structural concerns were sighted. We have not been provided with a structural survey and hence for the purpose of this assessment we have assumed the structural integrity of the dwelling to be sound. We advise any party relying upon this valuation to make necessary enquiries and investigations as to the long term effect that any cracks (if any) may have on the structural integrity of the dwelling.

AREAS:

Existing Main Living Area: 235 equivalent sqm

GENERAL COMMENTS:

The subject property is a 3 bedroom, high quality conventional style dwelling built in 2006 of rendered brick construction with tiled roof, double garage, established lawns and gardens, with rear timber deck.

Internally the dwelling provides a good level of accommodation with quality fixtures and fittings throughout.

Externally the home has good street appeal and is located amongst other high quality homes.

In assessing the market value of the property we have regard to sales of homes in the surrounding area. Based on our analysis we consider the property's value to be in the range of \$900,000 to \$920,000.

MARKET VALUE: \$910,000

SALES EVIDENCE:

1. **Address:** 1 O'Dea Drive, Glenunga SA
Date of Sale: 1st October, 2012
Sale Price: \$870,000
Style: Reproduction
Year Built: 2001
Construction: Brick
Roof Type: Tiled
Car Accomodation: Double Garage
Equivalent Main Living Area: 210 sqm
Land Area: 526 sqm

Comments: Considered slightly inferior due to samller dwelling of inferior appeal.

2. **Address:** 21 Park Avenue, Rosslyn Park SA
Date of Sale: 17th August, 2012
Sale Price: \$895,000
Style: Colonial
Year Built: 1990
Construction: Rendered Brick
Roof Type: Galvanised Iron
Bedrooms: 4
Bathrooms: 3
Car Accomodation: 3
Equivalent Main Living Area: 227 sqm
Land Area: 432 sqm

Comments: Considered slightly inferior due to older dwelling on smaller allotment of land.

3. **Address:** 7A Goyder Street, Erindale SA
Date of Sale: 28th September, 2012
Sale Price: \$922,500
Style: Conventional
Year Built: 2007
Construction: Brick
Roof Type: Galvanised Iron
Bedrooms:
Bathrooms:
Car Accomodation:
Equivalent Main Living Area: 235 sqm
Land Area: 508 sqm

Comments: Considered comparable overall due similar size dwelling of high quality condition and good appeal.

4. **Address:** 19 Allendale Grove, Stonyfell SA
Date of Sale: 12th April, 2012
Sale Price: \$940,000
Style: Colonial
Year Built: 1990
Construction: Stone/Slate
Roof Type: Galvanised Iron
Bedrooms: 4
Bathrooms: 2
Car Accomodation: 2
Equivalent Main Living Area: 240 sqm
Land Area: 593 sqm

Comments: Considered slightly superior due to slightly larger dwelling on similar size allotment with superior views.

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TERMS AND CONDITIONS

I hereby certify that I have inspected the above property on 31st October, 2012 and I assess the Market Value of the property as at that date as above.

This valuation is for the use only of the party to which it is addressed and is not to be used for any other purpose. No responsibility is accepted or undertaken to any third parties in relation to this valuation and report.

In our opinion, the subject property is unlikely to be adversely affected by any environmental concerns, or that the land has been filled. We state that we have not conducted a building survey or pest analysis, although our inspection has not revealed any major defects other than those discussed within. The valuers inspection and report does not constitute a structural survey and is not intended as such. The property appears to be within the boundaries of the site and there are no obvious signs of encroachments. Should any further checks or audits reveal any detrimental issues, we reserve the right to review this valuation.

Due to possible changes in market forces and circumstances in relation to the subject property the report can only be regarded as relevant as at the date of valuation.

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MARKET MOVEMENT CLAUSE

This valuation is current as at the date of valuation only.

The value assessed herein 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 the valuation, or such earlier date if you become aware of any factors that have any effect on the valuation.

VALUATION "AS IS":
\$910,000
(Nine Hundred and Ten Thousand Dollars)

MarketVal Property Valuers



Paul De Gilio
Qualified Practicing Valuer

ADDRESS: PO Box 2354 Kent Town DC SA 5071 **TELEPHONE:** Office: 1300 856 910

Appendix: -

Valuation & Title Details

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48A Katoomba Road, Beaumont SA 5066



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Photographic Evidence

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48A Katoomba Road, Beaumont SA 5066



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