

**VALUATION**  
For Pre Purchase Purposes



**Property:**  
48A Katoomba Road, Beaumont SA 5066

**Instructed by:**  
Albert Ades

**Valuation Date:**  
31<sup>st</sup> October, 2012

**MarketVal Property Valuers**  
PO Box 2354  
Kent Town DC SA 5071  
Phone:- 1300 856 910

48A Katoomba Road, Beaumont SA 5066



**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:** 31<sup>st</sup> 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.

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**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:** 1<sup>st</sup> 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:** 17<sup>th</sup> 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:** 28<sup>th</sup> 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.

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4. **Address:** 19 Allendale Grove, Stonyfell SA  
**Date of Sale:** 12<sup>th</sup> 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 31<sup>st</sup> 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



48A Katoomba Road, Beaumont SA 5066



Appendix: -

Valuation & Title Details

QuickBase Tools

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Photographic Evidence

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