

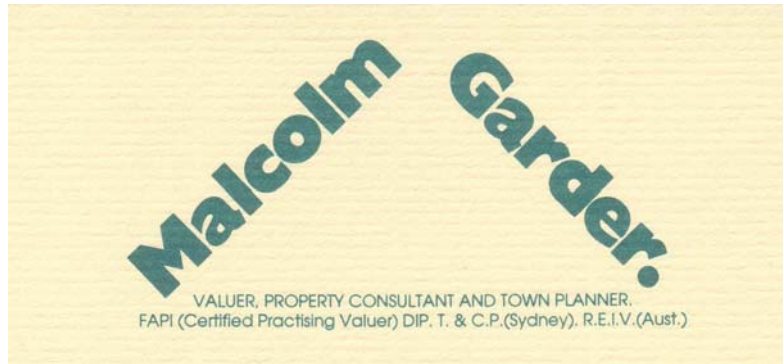


"IF IT'S WORTH BUYING... IT'S WORTH INSPECTING"

SAMPLE

3/14 AVONA AVENUE
GLEBE

VALUATION
INSPECTION REPORT



SAMPLE

ADDRESS

3/14 Avona Avenue,
Glebe

INSTRUCTED BY

O'Connors Property Reports
PO Box 1427
Lane Cove
NSW 1595

PURPOSE OF VALUATION

To determine the market value of the subject property for Stamp Duty purposes.

DATE

Date of Inspection and Valuation
12 August 2004

SAMPLE

3/14 Avona Ave, Glebe



LOCATION

The subject building is located on the eastern side of Avona Avenue at its northern end.

The subject unit known as Unit 3 is located on the ground floor and has windows to the north and south side of the building.

The block is close to Glebe Point Road, shopping, restaurants and bus transport to many areas.

TITLE

As advised by Solicitor:

Lot 3 Strata Plan 9879

Proprietors: W Roberson & K Hancock AE & CJ Arnold

Strata Plan enclosed under

OCCUPIERS

The subject lot is tenanted.

SEARCH

A title search and search of the Body Corporate should be undertaken to confirm entitlements and to determine provisions and contributions.

TOWN PLANNING

The property is zoned Residential under the:

Leichhardt Council Planning Scheme, now administered by South Sydney Council

IMPROVEMENT

Erected on the land is a three-storey walk-up home unit block.

ACCOMMODATION

The unit comprises: one bedroom, lounge/dining/kitchen and bathroom.

It should be noted that I was unable to gain access to the unit. I have relied on the description by the owners and agents; on an external inspection; my knowledge of the block and on the Strata Plan.

No parking is provided.

CONDITION

The building appears to be in fairly good condition for its age. There have been recent improvements made to paving and landscaping.

It should be noted that this report is a valuation report and not a structural survey and I therefore cannot say that the building is free from defects.

GENERAL REMARKS

A basic small one-bedroom unit without balcony or car space.

The position close to Glebe Point Road and shops is very convenient.

BASIS OF ASSESSMENT

A title search and 149 Certificate was not provided or undertaken and this valuation is on the basis of the property being unaffected by deleterious restrictions and zonings.

The Valuation has been based on comparable sales and on discussions with local Estate Agents.

VALUATION

I consider the market value of the property for Stamp Duty purposes to be **two hundred and twenty five thousand dollars (\$225,000)**.

MALCOLM GARDER
FAPI (Certified Practising Valuer), DipTCP(Syd),
REIV (Aust), Registered Valuer 410

This valuation is for the use only of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of the contents of this valuation.

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 three months from the date of valuation.