

7th Dec 2017

RayWhite.

R. Gallagher & J. Vidot
2 Barnsbury Rd
WARWICK WA 6024

Dear Ron & Janine,

Market Appraisal on 2 Barnsbury Rd, WARWICK

Thank you for choosing Ray White North Quays to appraise your property.

In establishing a market value for the property we have used the sales evidence over the last few months of comparable properties sold within close proximity to the subject property, and consideration of similar properties currently on the market with which yours would be competing plus making an assessment of demographic conditions combined with supply and demand for such proposed accommodation.

Sales Evidence

It is conceded that not all the properties given as examples are directly comparable however a range of evidence has been put forward to provide the best cross section for your reference purposes.

Using the information in the following pages the appraisal price on your property is **\$520,000 to \$550,000.**

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

We would be pleased to discuss any queries you may have and look forward to assisting you with the sale of your property.

Yours faithfully
Ray White North Quays



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Sales Professional
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SOLD COMPARISONS

With the lack of sale comparisons we have taken a sample of an older but similarly attributed property and a new build triplex to give a current guide as to where these style properties are selling at.

	3/28 COCKMAN ROAD, GREENWOOD 6024  3  2  2 
Sale Price: \$495,000 (Normal Sale) Sale Date: 02/07/2017 Original Price: Final Price: RPD: S040727 3 Features: BUILD YR: 2004, BUILD TYPE: BRICK, RO...	Property Type: House Property Area: 409m² Building Area: 142m² Original % Chg: Final % Chg: Distance: 1.9km
	260 A,B,C WARWICK ROAD, DUNCRAIG 60...  3  2  2 
Listing Price: From \$549,000 Date Listed: 18/10/2017 Original Price: From \$549,000 RPD: 200//P010395 Features: BUILD YR: 1975, BUILD TYPE: BRICK, RO...	Property Type: House Property Area: 749m² Days on Market: 42 Distance: 1.6km

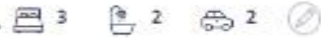
260a Warwick Rd has sold at \$500,000 with the others still being advertised. These properties are in an inferior location and have inferior parking and frontage options.

FOR SALE COMPARISONS

With the lack of comparable new build properties on smaller lots, we have branched into nearby Duncraig to get a bearing on where similar attributed properties are being marketed and also



87 ALLENSWOOD ROAD, GREENWOOD 60...

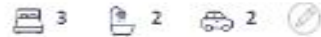


Listing Price: **High \$400,000's**
 Date Listed: **23/11/2017**
 Original Price: **High \$400,000's**
 RPD:
 Features:

Property Type: **House**
 Days on Market: **6**



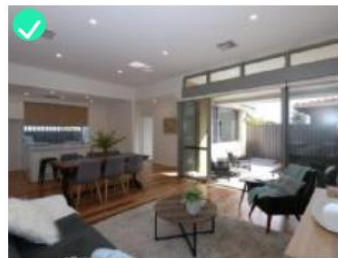
2/16 BEDELIA WAY, HAMERSLEY 6022



Listing Price: **\$533,290**
 Date Listed: **22/11/2017**
 Original Price: **\$533,290**
 RPD: **481//P9355**
 Features: **BUILD YR: 1972, BUILD TYPE: BRICK, RO..**

Property Type: **House**
 Property Area: **791m²**
 Building Area: **181m²**
 Days on Market: **8**
 Distance: **618m**

used older properties as a guide.



260 A,B,C WARWICK ROAD, DUNCRAIG 60...



Listing Price: **From \$549,000**
 Date Listed: **18/10/2017**
 Original Price: **From \$549,000**
 RPD: **200//P010395**
 Features: **BUILD YR: 1975, BUILD TYPE: BRICK, RO...**

Property Type: **House**
 Property Area: **749m²**
 Days on Market: **42**
 Distance: **1.6km**



27A WALTER WAY, HAMERSLEY 6022



Listing Price: **Offers Over \$585,000**
 Date Listed: **10/08/2017**
 Original Price: **ALL OFFERS BY 30TH AUGUST**
 RPD:
 Features:

Property Type: **House**
 Days on Market: **112**