

**51 INTERLAKEN LOOP ELLENBROOK WA 6069**

Prepared on 3rd August 2022



**Jef Baker**  
Professionals Granger Clark

Shp 11 The Market Place Cnr Alexander Dr Illawarra Cr  
BALLAJURA WA 6066

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The Proprietor  
Interlaken Loop  
Ellenbrook WA 6069

3rd August 2022

Dear Reader,

Thank you for the opportunity to appraise your property at 51 INTERLAKEN LOOP ELLENBROOK WA 6069

Careful consideration has been taken to provide you with an appraisal for your property in today's market conditions.

To establish a market value, I have carefully considered the premises, size, location, along with current market conditions and similar properties recently sold or currently on the market.

Should you have any questions relating to the information contained within this appraisal, please do not hesitate to contact me on the details below.

If I can be of any further assistance, please do not hesitate to contact me on the details below. I look forward to working with you to achieve your real estate goals.

Yours Sincerely,

Jef Baker  
Professionals Granger Clark  
Shp 11 The Market Place  
Cnr Alexander Dr Illawarra Cr  
BALLAJURA WA 6066  
m: 0425 095 880

## Your Property

51 INTERLAKEN LOOP ELLENBROOK WA 6069

4  2  2  300m<sup>2</sup>  149m<sup>2</sup> 



## Your Property History

- 22 Jul, 2016** - Listed for rent at \$395 / week
- 18 Nov, 2015** - Listed for rent at \$420 / week
- 7 Apr, 2014** - Listed for rent at \$450 / week
- 12 Oct, 2013** - Listed for rent at \$450 / week
- 31 Aug, 2012** - Sold for \$395,000
- 7 Jun, 2012** - Sold for \$160,000

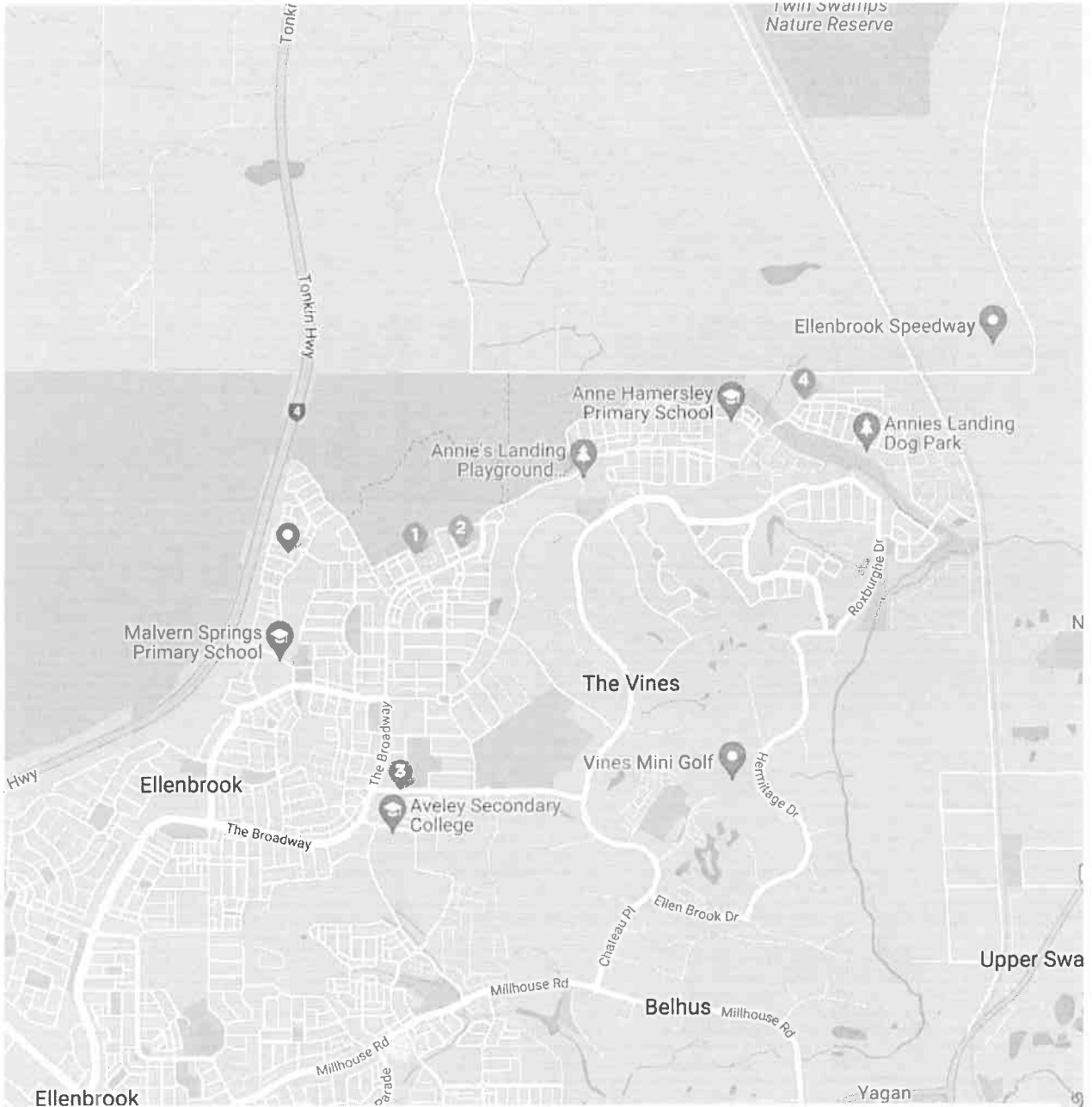


### Introducing Jef Baker

Jef joined the Professional team with over a decade of experience in sales, management and customer service. This experience, combined with Jef's extensive local knowledge enables him to provide service and communication that exceeds expectations.

Having worked in the area for 20 years Jef has been able to witness firsthand the vibrant growth of the area and the changes it has undergone. As such, Jef is well placed to provide valuable insight into the local

# Comparables Map: Sales



Ellenbrook

























				
1 12 DALGARUP WAY ELLENBROOK WA 6069	4	2	2	\$442,000
2 153 BANROCK DRIVE ELLENBROOK WA 6069	4	2	2	\$405,000
3 3 DEVITT WAY ELLENBROOK WA 6069	4	2	2	\$410,000
4 225 DALMILLING DRIVE ELLENBROOK WA 6069	4	2	2	\$390,000



This data point was edited by the author of this CMA and has not been verified by CoreLogic

Map data ©2022

## Comparable Sales

1	12 DALGARUP WAY ELLENBROOK WA 6069	<b>Sold Price</b> <b>\$442,000</b>
	<p>  4  2  2  330m<sup>2</sup>  143m<sup>2</sup>            Year Built 2019 DOM 17            Sold Date 02-May-22 Distance 0.76km            First Listing \$429,000            Last Listing From \$429,000         </p>	
2	153 BANROCK DRIVE ELLENBROOK WA 6069	<b>Sold Price</b> <b>\$405,000</b>
	<p>  4  2  2  331m<sup>2</sup>  151m<sup>2</sup>            Year Built 2012 DOM 102            Sold Date 27-Jun-22 Distance 1.03km            First Listing Offers            Last Listing UNDER OFFER!!         </p>	
3	3 DEVITT WAY ELLENBROOK WA 6069	<b>Sold Price</b> <b>\$410,000</b>
	<p>  4  2  2  280m<sup>2</sup>  132m<sup>2</sup>            Year Built 2013 DOM 8            Sold Date 18-May-22 Distance 1.57km            First Listing From \$409,000            Last Listing UNDER OFFER!         </p>	
4	225 DALMILLING DRIVE ELLENBROOK WA 6069	<b>Sold Price</b> <b>\$390,000</b>
	<p>  4  2  2  300m<sup>2</sup>  118m<sup>2</sup>            Year Built 2016 DOM 19            Sold Date 28-May-22 Distance 3.16km            First Listing from \$419,000            Last Listing from \$409,000         </p>	

DOM = Days on market RS = Recent sale

UN = Undisclosed Sale

\* This data point was edited by the author of this CMA and has not been verified by CoreLogic

## Summary

51 INTERLAKEN LOOP ELLENBROOK WA 6069



### Appraisal price range

\$378,000 - 408,000 Use \$393,000.00

### Notes from your agent

## Disclaimer

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