

# VALUATION

## 2/5 POPE CRT BAYVIEW

AS AT 30/06/2019 valuation \$557,000

### The property

3-bedroom, 2 storey town house overlooking the water with double garage 3 air conditioners fans Balcony modern Kitchen 2 bathrooms 3 WCs Pool and Deck on water / Boat mooring one of 8 unit development

### RELIVANT INFORMATION

1/5 Pope Court Bayview on market now Listed at "offers over \$630,000" so value **\$567,000** Subject property is identical except it has a boat mooring that this one lacks which is worth \$30,000 more.

2/1 Broadhurst Court Bayview sold for 585,000 sold 3 May 2019 Better air-conditioning better inside same features except pool shared not exclusive have a boat ramp not a boat mooring overlooks same water from other side slightly smaller living arears. Has worse floorplan so my property is worth more but close **say 605.000**

4/42 Bayview Boulevard, Bayview Offers over \$599,000 so value **\$540,000**  
Fronting the Bayview seawall with spectacular water and CBD views townhouse is in a small complex of five • Three carparks on title, no Marina Fees double lock up garage• Large paved courtyard with tropical gardens and is the perfect place Much better quality bigger and more tasteful lacks mooring / water access and pool on balance may be same value.

4/78 O'Ferrals Road, Bayview sold for \$705,000 24/08/2018 same features as mine but not comparable as 4 bedrooms and 3 bathrooms

2/2 Broadhurst Court Bayview sold for 675,000 22/9/2017 identical to 1 above so market as dropped (675-585=90k in 19 months say 8.44% drop PA)

7/5 pope crt sold \$610,000 10/8/2018 this is bigger better views but identical to mine in every other way based on this my property is worth (take off 8.44% div by 12 x 10.5 months = 45k say **\$565**

7/5 pope crt sold \$700,000 in 2007 this is bigger better views but identical to mine in every other way based on this my property is worth

2/45 O'Ferrals Road, Bayview, NT 0820 sold 22/11/2017 for \$670 not comparable as much better and bigger inside but no marina fees or access

BASED ON ABOVE MY PROPERTY IS WORTH \$540, \$565amd \$567 AVERAGE OF THE THREE = \$557,000