

S/F.

Ray White[®]

106/112-122 Goderich Street East Perth WA 6004

Estimated Value

Estimated Value:

\$200,000

Estimated Value Range:

\$173,000 - \$229,000

Estimated Value Confidence:



Estimated Value as at 31 January 2022. An automated valuation model estimate (Estimated Value) is a statistically derived estimate of the value of the subject property. An Estimated Value must not be relied upon as a professional valuation or an accurate representation of the market value of the subject property as determined by a valuer. For further information about confidence levels, please refer to the end of this document.

Property Activity Summary

Date	Activity	Value	Details
18 Feb 2020	For Rent	\$250 / week	Campaign period: 18/02/2020 - 13/03/2020, Listed by: Urban Springs Leasing, Ray White Urban Springs Cloverdale, Days on market: 25
24 Apr 2016	For Rent	\$295 / week	Campaign period: 24/04/2016 - 30/05/2016, Listed by: Urban Springs Leasing, Ray White Urban Springs - Cloverdale, Days on market: 37
07 Nov 2011	Sold	\$235,000	Sale Method: Normal Sale, Sale Advised by: Government
06 Dec 2009	Sold	\$255,000	Sale Method: Unknown, Sale Advised by: Government
08 Sep 2007	Sold	\$239,000	Sale Method: Unknown, Sale Advised by: Government
11 Jul 2005	Sold	\$141,000	Sale Method: Unknown, Sale Advised by: Government
26 Aug 1997	Sold	\$53,000	Sale Method: Unknown, Sale Advised by: Government
08 May 1992	Sold	\$48,000	Sale Method: Unknown, Sale Advised by: Government
02 May 1989	Sold	\$49,000	Sale Method: Unknown, Sale Advised by: Government
01 Apr 1985	Sold	\$17,500	Sale Method: Unknown, Sale Advised by: Government

S/F.

308/69 King George Street Victoria Park WA 6100

Estimated Value

Estimated Value:

\$200,000

Estimated Value Range:

\$164,000 - \$241,000

Estimated Value Confidence:



Estimated Value as at 31 January 2022. An automated valuation model estimate (Estimated Value) is a statistically derived estimate of the value of the subject property. An Estimated Value must not be relied upon as a professional valuation or an accurate representation of the market value of the subject property as determined by a valuer. For further information about confidence levels, please refer to the end of this document.

Property Activity Summary

Date	Activity	Value	Details
04 May 2020	For Rent	\$250 / week	Campaign period: 04/05/2020 - 14/05/2020, Listed by: Urban Springs Leasing, Ray White Urban Springs Cloverdale, Days on market: 11
02 Jul 2019	For Rent	\$245 / week	Campaign period: 02/07/2019 - 20/07/2019, Listed by: Urban Springs Leasing, Ray White Urban Springs Cloverdale, Days on market: 19
23 Jan 2018	For Rent	\$245 / week	Campaign period: 23/01/2018 - 03/03/2018, Listed by: Urban Springs Leasing, Ray White Urban Springs Cloverdale, Days on market: 40
29 Sep 2011	Sold	\$258,000	Sale Method: Normal Sale, Sale Advised by: Government
26 Aug 2003	Sold	\$135,000	Sale Method: Unknown, Sale Advised by: Government
19 Jun 2001	Sold	\$80,000	Sale Method: Unknown, Sale Advised by: Government
02 Aug 1994	Sold	\$76,000	Sale Method: Unknown, Sale Advised by: Government
30 Jul 1991	Sold	\$45,000	Sale Method: Unknown, Sale Advised by: Government

Brad Woodgate

From: Tracey Oversluizen
Sent: Friday, 11 February 2022 8:25 AM
To: Brad Woodgate
Subject: FW: Valuations for Pips properties in her Super
Attachments: Property_Report_106_112-122_Goderich_Street_East_Perth_WA_6004_09-02-2022.PDF; Property_Report_308_69_King_George_Street_Victoria_Park_WA_6100_09-02-2022.PDF; Property_Report_4C_66_Great_Eastern_Highway_Rivervale_WA_6103_09-02-2022.PDF; CMA-Report-308-69-King-George-Street-Victoria-Park-WA-6100-c1d91a88-3f87-4921-b26f-24c3b95ee68f.pdf; CMA-Report-106-112-122-Goderich-Street-East-Perth-WA-6004-d7b4ff9c-6a5e-4788-9233-f8650e41cf03.pdf

Tracey Oversluizen
Carter Woodgate Pty Ltd
Ph (08) 9250 2144
Fax (08) 9250 2150
Email tracey@carterwoodgate.com.au

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From: Deborah Bailey [mailto:deborah.bailey@y7mail.com]
Sent: Wednesday, 9 February 2022 5:53 PM
To: Tracey Oversluizen <tracey@carterwoodgate.com.au>
Subject: Fwd: Valuations for Pips properties in her Super

Hi Brad,
I hope this will suffice, if you require anything else regarding the valuations, please let me know.
Cheers Deborah

Sent from my iPhone

Begin forwarded message:

From: Andrew Huggins <andrew.huggins@raywhite.com>
Date: 9 February 2022 at 3:35:37 pm AWST
To: Deborah Bailey <deborah.bailey@y7mail.com>
Cc: Danielle McCulloch <danielle.mcculloch@raywhite.com>
Subject: Valuations

Hi Deborah,

As discussed,

I have attached some sales evidence for Pip's properties for you.

As an estimate, I would suggest the most likely sales values are as per below.

308/69 King George St \$180K

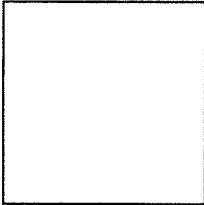
106/112 Goderich St \$190K
4c/66 Great Eastern Hwy \$175K

Hope that assists.

Let me know if you would like any other information.

Best regards,

Andrew



Andrew Huggins
Management - Selling
Principal | Ray White Urban
Springs



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Wraywhiteurbansprings.com.au/

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Rivervale WA 6103



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