

## AC Chartered Accountants

---

**From:** Rod & Una Reynolds <rodanduna@gmail.com>  
**Sent:** Thursday, 24 June 2021 7:49 PM  
**To:** Andy Coleman; Rod & Una Reynolds  
**Subject:** Fwd: 121 Chidlow St Northam

Hi Andy Just a price valuation for our property in Northam Chidlow st for your interest in regard to our Tax which is around \$180,000 which could be a bit high at the moment and more realistic \$160 to 170K's

----- Forwarded message -----

From: **Steve Hill** <[steve@northamrealestate.com.au](mailto:steve@northamrealestate.com.au)>  
Date: Thu, 24 Jun 2021 at 19:06  
Subject: 121 Chidlow St Northam  
To: <[rodanduna@gmail.com](mailto:rodanduna@gmail.com)>  
Cc: Lara Turnbull <[lara@northamrealestate.com.au](mailto:lara@northamrealestate.com.au)>

Hi Rod

Great chatting yesterday.

I confirm that your current tenant has accepted:

- The non renewal of their fixed term lease therefore the nature of their tenancy will be periodic which gives us the ability to serve notice for vacant possession in the event of a sale, and
- The rent review to \$310.00 per week which commenced 15 June.

You said your accountant would like to know the Fair Market Value of your property (which will also assist you and Rob review the property's asking price in order to attract a buyer and generate a sale).



When I consider your property, I call to mind the following recent sales evidence of fibro homes:

**86 Gordon Street 774sqm \$205,000**



**35 Gairdner/Chidlow 333sqm \$198,000**



**17 Weld Street 1,012sqm \$179,000**



**22 Chidlow Street 911sqm \$165,000**



**45 Charles Street 739sqm \$164,000**



Your property has been for sale since Oct 2019 asking \$206,000 without any offers being submitted which suggests overpricing particularly as, in our current buoyant market, practically all properties sell.

A possible barrier to you receiving offers may be the recent sales of competing 3 bedroom brick homes that many buyers consider superior to fibro construction, such as:

**53 Gordon Street 850sqm \$250,000**



**175 Wellington St 1,217sqm \$250,000**



**63 Newcastle Rd 1,728sqm \$240,000**



**19 Tamplin Street 963sqm \$239,000**



**7 Byfield Street 2,074sqm \$207,500**



There is some chance that prospective buyers are not attracted to the property's absence of a carport or garage or its outlook, being opposite Dept Of Housing rentals, the Womens' Refuge and Hospital Laundry Service.



I recommend you review the **Asking Price to \$190,000** with a hope to receive **Offers Over \$185,000**.

I also recommend the marketing campaign be relaunched and if you're interested I will send you a proposal.

Please let me or [Lara](#) have your thoughts.

Will you forward a copy of this email to Rob?

Kind regards

**Steve Hill**

**Sales**

**0407 778 462**

**205 Fitzgerald St Northam**



Licensed Real Estate Agent, Stevengeoff Pty Ltd (ACN 009 397 488) trading as Hollett & Lawrance

Check out Northam's latest developments at YouTube. [Northam; a great place to live, work and prosper](#). Check out [our properties for sale and rent](#).

***This year Steve celebrated his anniversary of 42 Years in real estate and 33 Years with First National !!***

--

Rod