



Elders Real Estate (WA) Pty Ltd - Licensee
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Mr John Pitstock
5383 Gt Southern H'way
Gwambygne W.A 6302

MARKET APPRAISAL
"5383 Gt Southern H'way Gwambygne"

Dear John,

Thank you for the opportunity to provide a current Market Appraisal for the property as shown above . We have been out and inspected the property and taken note of all of its features , location and construction. We have also researched the locality and compared recent sales and properties for sale in the area that are of similar feature and character to assist with our appraisal.

The property is located on the Southern region of the York Shire in a rural area approximately 9 klms from the main townsite. The property features 1 location of 2.02 hectares {5.0 acres} of land in a picturesque location and has frontage to the Avon River with a portion of natural bush. The land is basically flat and the fencing is mostly good and the water supply is by way of scheme supply plus tanks and the property is connected to power. The improvements include an American Barn shed dwelling in good condition with comfortable living quarters and verandahs on 2 sides plus a smaller storage shed close to the homestead which complete the package.

Taking all the property features into consideration we have placed a current Market Appraisal value of between **\$280 – 300,000**

We hope this information is to your satisfaction and should you require any further details regarding this please contact us for further assistance.

Yours Truly

Brian Woolcock
Branch Manager
125 Avon Terrace
York W.A 6302



5383 GREAT SOUTHERN HIGHWAY, GWAMBYGINE, WA



Property Details

2 1 2

Property Type: Land - N/A
RPD: 58//GWAMBT; 58//P224741 (1435/446)

Land Use: SHED - LAND (35)

Zoning

Council: YORK, SHIRE OF

Features: Build Yr: 1998, Wall Type: IRON, Roof Type: IRON, Air Conditioned

Area: 2.02 ha (88 m²)

Area \$/m²: \$19 (\$4,375)

Water/Sewerage: Yes

Property ID: 12580242 / WA463055

UBD Ref: UBD Ref: