



**Magnet Realty Pty Ltd – Licensee**  
ABN: 20 124 433 227 T/C No 56218  
Suite 7 Nichol House  
3 Nichol Street Mundaring, WA, 6073  
Licensed Real Estate and Business Agent

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Our Ref: 21 Wandeara Crescent  
Your Ref:

Monday, 27 December 2021

FR & B Atkins Pty Ltd  
C/o 9 Roe Parade  
Emu Point WA 6330

[warrenv@advantagepartners.com.au](mailto:warrenv@advantagepartners.com.au)  
[frank.atkins52@gmail.com](mailto:frank.atkins52@gmail.com)

Dear, Frank & Brenda

Regarding; Appraisal – 21 Wandeara Crescent Mundaring WA

Thank you very much for the opportunity to provide a market appraisal of the above property.

**Appraisal - \$715,000**

**We used three methodologies to calculate a market price and the resulting totals are listed below.**

**1) Market Comparison - \$600,000**

**We compared your property to others for sale and sold in the near vicinity of your property and applied an average meter rate to ascertain the value.**

**2) Replacement Value - \$850,000**

**We calculated a replacement value for your property and applied an appropriate discount to compensate for the age and condition of the property.**

**3) Return on Investment - \$ 695,000**

**We calculated a value based on the rental return achievable with the property and at a capitalisation rate of 6 percent.**

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Telephone: (08) 9295 3474  
Email: dom@magnetrealty.com.au



All Correspondence to: Magnet Realty Pty Ltd -P.O. Box 249 Mundaring WA 6073



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**Based on the above figures we believe in today's market you would receive offers of about \$715,000 being the average of the above three figures.**

**Disclaimer**

This market appraisal is for the use of Frank & Brenda Atkins.

The appraised amount is an indication of market value; the real market value is determined by the amount that a willing buyer is actually prepared to pay for the property.

No responsibility is accepted to any third party who may use or rely on the whole or any part of the content of this market appraisal.

Yours sincerely

Dom Italiano  
Director

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