

**Subject:**

MARKET APPRAISAL 2/9/2023 for 10/12 Aurum St, Ascot, 6104

Dear Storme, Tony and Gavin.....

Thankyou for asking my opinion on the current market value of your property in Aurum St, Ascot.

Following is a brief summary, including the details of the large land component that exists at this residential site, which is the main selling and value feature for 10/12 Aurum Street.

Located on 1,822sqm of land in the City of Belmont, with a zoning of Residential/ Stables – the current density of this piece of land is R10, with the current improvements in place on this site consisting of an old 3 bedroom, 1 bathroom double brick home, with 6 licensed stables and day yards built at the rear.....the dimensions of this large site measure approximately over a 40+ metre frontage, with approximate depths on both sides averaging 45+ metres , adding up to the spacious 1,822 sqm of land.

After taking into account the current single residential zoning on the site plus the older condition of the current improvements in place – my opinion on the probable worth of your property, at this time, is the \$1,000,000 figure.....I have arrived at this amount after taking into account all the recent sales evidence and vacant land sales in this Ascot Residential/ Stables zoned area, as well as fully depreciating any improvement value of the home and stables, even though both improvements do return individual rental incomes.

Thankyou again for getting in touch, and please don't hesitate to call or email me should you need more clarification on my appraisal thoughts for your property at 10/12 Aurum St, Ascot, 6104.

With best regards,

Sean.



SEAN POSNER

Pro Property Group,  
5/250 Oxford St, Leederville, 6007.



**SEAN POSNER**

Sales Executive

M: 0411 146 430 T: (08) 9443 7088 F: (08) 9443 7688  
A: Suite 5/250 Oxford Street, Leederville WA 6007  
E: [sean@propropertygroup.com.au](mailto:sean@propropertygroup.com.au)  
[propropertygroup.com.au](http://propropertygroup.com.au)



10 Aurum Street Ascot WA 6104

Download PDF

## Settings

- Logo ☒
- Show owner and/or vendor names ☒

## Sections

## General

- Property Photo ☒
- Map ☒
- Property Summary ☒
- Property Notes ☒

## Household Information

- Owner Information ☒
- Marketing Contacts ☒

## Property History

- Sale Summary ☒
- Sale History ☒
- Listing Summary ☒
- Listing Property Campaign ☒
- Listing Agency Campaign ☒
- For Sale Listing Description ☒
- Rental Summary ☒

10 Aurum Street Ascot WA 6104

Property Photo



Download the power of CoreLogic to your pocket with RP Data

Stay ahead with Australia's most comprehensive and current property data.



(<https://itunes.apple.com/au/app/rp-data-pro/id962231516?ls=1&mt=8>) (<https://play.google.com/store/apps/details?id=au.com.corelogic.rpdata>)