



coast2country

Property Services

PO Box 90
LYNDOCH SA 5351

P. 1800 476 819

E. Robyn.oram@coast2countrysa.com.au
W. coast2countrysa.com.au

Thank you for the opportunity to provide you with a Comparative Market Analysis of the property located at **67 Randell Street, Mannum.**

In assessing the property, I have considered the selective methods as follows:

Method No. 1 – Comparative Sale: 47 Randell Street sold on 13/9/2018 for \$180,000 and is a commercial property of similar nature, as is 73 Randell Street which also sold for \$180,000 on 17/12/2017. These were the most recent and readily available comparables.

Method No. 2 – Capital Appreciation Method: This method is determined by adding to the purchase price, any monetary improvements made to the property and the general rise and fall of property prices during the time of ownership. The property market in Mannum has evidently seen very little, if any movement since 2014. Therefore, given a purchase price of \$200,000 and with minimal upgrades noted, I have appraised the property at \$205,000.

Method No. 3 – Capital Value: \$ Usually 'light on', to its true market value, however this method is not necessarily accurate or appropriate.

Method No. 4 – 'Summation Method' to determine the market value.

The three components of value are assessed as follows:

a) **The building** - Assessed on its size, construction material, what it offers, its condition and how it is fitted out. The building is approximately 8 squares of space with a per square value of \$9,000 in its current condition. (\$72,000). b) **Improvements** – NIL c) **Land** The land is assessed on location, size and useability.

In Summation

Building: \$72,000

Improvements: NIL

Land: \$120,000

TOTAL: \$192,000

Yours Sincerely,

Robyn Oram-Thomson

Sales Consultant

0478151855

Yours sincerely,



RLA: 231959
ABN: 13 626 692 277

