

PROPERTY APPRAISAL

Thank you for the opportunity to conduct an appraisal on your property. This report should not be considered as a valuation but rather as a general assessment, using all the available information of your property's value in today's market.

This drive past appraisal has been prepared at the request of the owner.

DATE: 6th September 2016

OWNER: John Pitstock

ADDRESS: 5383 Great Southern Hwy Gwambygne York WA 6302

RES: American barn fully enclosed with front and north side verandas

3 bedrooms plus loft as bed or storage. Residence is fully approved living dwelling with Complimentary shed workshop.

We believe the land component inclusive of power and water to be around \$110,000.

With dwelling and shed appraised at \$125,000.

In this very soft market we suggest an appraisal figure of \$240,000.

As of 31 August 2018, we would offer a revised appraisal figure of **\$216,000.00**

If you require any further information, please do not hesitate to contact me on 9641 2444 or 0428 421 422.

Kind regards



Roy Carter
Land Sales Consultant