

# Desktop Assessment

## Property Details

43 SEED AVE TRUGANINA, VIC 3029

 4  2  2  444m<sup>2</sup> | Freestanding house

Year built      Walls      Roof  
2021      Brick Veneer      Concrete Tile

Lot/ Plan no:      1679/PS804330  
LGA/Council:      Wyndham (C)  
Zoning/Overlay:      Residential  
Main Improvement Area:      192sqm

## Assessed Value

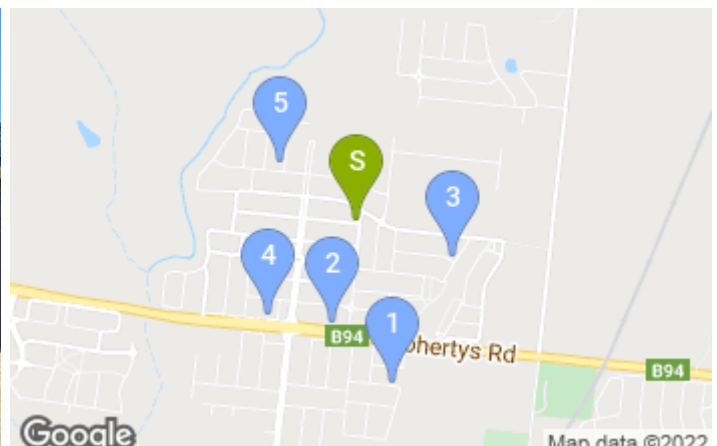
\$800,000

Borrowers Estimate:      \$800,000







Effective Date:      08-Apr-2022

Last Sale (\$):      -

Last Sale (Date):      -



## Sales Evidence

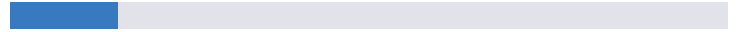
Images	Address	Beds	Bath	Car	Dist(m)	Year built	Land Size(sqm)	Sale Price	Sale Date	Sale Type	Map
	58 HOFFMAN CRES, TRUGANINA 3029	4	2	2	623	-	432	\$710K	17-Oct-2021	Settled	
	15 BURSARIA DR, TRUGANINA 3029	4	2	2	393	-	513	\$835K	18-Nov-2021	Settled	
	75 HAYSTACK DR, TRUGANINA 3029	4	2	2	390	-	470	\$782K	16-Oct-2021	Settled	
	45 BOLTE DR, TRUGANINA 3029	4	2	2	486	-	447	\$785K	21-Mar-2022	Advised	
	3 WARRNAMBOOL AVE, TRUGANINA 3029	4	2	2	358	-	448	\$805K	27-Dec-2021	Advised	

## Aerial Imagery



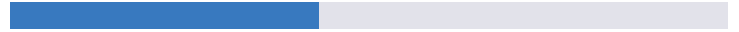
## Risk Analysis

Property Collateral Risk: 10/70



A higher Property Collateral Risk indicates specific characteristics of the property mean an elevated level of valuation and future performance risk.

Market Liquidity Risk: 30/70



A higher Market Liquidity Risk indicates that the local market conditions are weak and the saleability of properties is low.

## Valuation Details

Firm: Apprise Risk Solutions  
Email: -  
Postal Address: -

## Instruction

Organisation/Lender: Australia and New Zealand Banking Group Limited  
Branch/Business Unit: -  
Borrower: Lee Jeongsuk  
Postal Address: 833 Collins Street DOCKLANDS 3008  
Loan Ref: VXJ-000018690623

## Additional comments

According to marketing campaign imagery dated July 2021, the subject is a circa 2021, modern style, standard size, 4-bedroom, 2-bathroom, single-storey detached house with an attached double garage.

Our assessment is provided on the basis the dwelling is in a near new condition and provides a good standard of residential accommodation.

The property is benefited with a front garden, a rear alfresco, a concrete driveway, paving, boundary fencing and with basic landscaping.

Comparable recent sales offering a similar standard of land area, improvements and accommodation in the local area (excluding outliers) typically fall within the value range of \$710,000 to \$835,000. The most relevant comparable sales fall within a tighter range of \$782,000 to \$805,000. In our opinion the subject has a value between the mid-point and the upper end of this tighter range.

In this instance the owner's estimate sits within current market parameters.

The market rental value for the subject property is assessed at \$420 per week (Gross).

## Additional Imagery



## Land

### Neighbourhood:

Surrounding development comprises residential dwellings of similar age, style and street appeal to the subject property. Amenities, that compliment residential occupation that are within convenient proximity include sporting and recreation facilities, primary and secondary schools, shopping facilities and public transport.

### Site Description:

Generally regular in shape corner site, level in contour with good access via bitumen road construction and constructed kerbs.

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