

VALUATION

For Capital Gains Tax Purposes



Property:

Test Test Test, Test ACT 3000

Client Name:

Client2

Date of Inspection:

22nd August, 2016

Date of Valuation:

26th August, 2016

ABC Inc

Test, Test ACT 3000 Phone:- (08) 8358 6254

Client: Client2

INSTRUCTIONS: Instructions were received to determine the current fair market value of the subject property for Capital Gains Tax purposes as at the date of valuation.

PROPERTY ADDRESS: Test Test Test, Test ACT 3000

DATE OF INSPECTION: 22nd August, 2016

DATE OF VALUATION: 26th August, 2016

TITLE DETAILS:

Lot No: 1

O: 1

Volume: 100

Folio: 1234

Encumbrances: Refer to Certificate of Title

Registered Proprietors: Refer to Certificate of Title

Site Total: Square Metres

ZONING/PLANNING INSTRUMENT:

Local Government Area: 2000

Zoning: Residential

Overlays: None Effecting the Property

Effect: Current land use complies with intentions of zoning

LOCATION/NEIGHBOURHOOD:

Shops: Within 5 kilometre

Transport: Within 5 kilometre

Schools: Within 5 kilometre

CBD: Approximately 5 kilometre

SITE DESCRIPTION AND TOPOGRAPHY:

Site Layout: At Road Level.
Services: All usual services are connected to the property.
Environmental Hazards: None known or advised of.
Pest Infestation: None known or advised of.

MAIN BUILDING:

Type: 0
Style: Bungalow
Year Built: 2010
External Walls: Asbestos Clad
Roof: Tiled
Rooms: Kitchen, Kitchen/Meals, Kitchen/Meals/Family, Lounge, Dining, Lounge/Dining, Living Room, Cellar, Sunroom, Study, Storeroom, Entry Hall, Hallway, Laundry
Bedrooms: 3 Bedroom
Bathrooms: 3 Bathroom
Ensuites: 3 Ensuite
Toilets: 3 Toilet
Wall Linings: Plaster
Heating & Cooling: Ducted Reverse Cycle, Split System Air Conditioning , R/C Wall Air Conditioner, Wall Air Conditioner, Ceiling Fans, Ducted Gas Heating, Gas Heater, Oil Heater, Fireplace, Under Floor Heating

OBSERVATIONS:

Internal Condition: Poor Condition – In Need of Major Upgrading.
External Condition: Fair Condition – In Need of General Maintenance.
Street Appeal: Typical For Age and Style of Home

ANCILLARY IMPROVEMENTS:

Pergola/ Verandah:	Gable Roof Pergola, Flat Roof Pergola, Iron Verandah
Shedding:	Single Iron Garage, Triple Iron Garage
Pools:	Out Door Spa, Indoor Inground Pool
Gardens:	Basic Gardens, Established Gardens
Fencing:	Iron Fencing
Driveway & Paving:	Concrete Driveway, Brick Driveway, Gravel Driveway
Outbuildings:	Outbuilding, Self-Contained Flat

AREAS:

Main Living Area:	1000 sqm
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GENERAL COMMENTS:

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The subject property is a 0 bedroom 0, built in circa of 0 construction with 0 roof

Internally the 0 presents in 0

Externally the property presents in 0

The sales evidence provided in this report is considered to be representative of the real estate market in the Test and surrounding area over the 12 months prior to the noted valuation date.

The sales chosen are properties of slightly inferior, slightly superior and comparable standard where available. Sales selected are based on age, size of land, size dwelling, level of ancillary (external) improvements, location and overall appeal and level of establishment.

Sales noted as inferior are homes that provide a price level that the subject property is considered to be above. Sales noted as superior are homes that provide a price level that the subject property is considered to be under.

Hence superior and inferior sales are considered outside the price range of the subject property. The price gap between these inferior and superior properties is considered to be the price range that the subject property falls into.

As a result the comparable properties (if any) noted in this report fit within this market range and are considered the most comparable properties available at the date of valuation.

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We have been able to identify the market range for the subject property based on our research and the sales analysed in this report.

The assessed market range of the property is between \${000,000} and \${000,000}.

Based on our analysis we have adopted \$100 as the fair market value of the subject property.

\$100



SALES EVIDENCE:

Inferior Sales



VALUATION RATIONALE:

The Direct Comparison Approach is considered the most appropriate method of valuation.

VALUATION:

Based on the above approach, we have assessed the market value of the subject property at :

VALUATION "AS IS":**\$100**

Our Valuation is on the basis the property is input taxed and free of GST. We are not privy to the financial circumstances of the current owner(s) nor previous transactions upon the property which may impact upon the status of the property in relation to GST. Should the property not qualify as GST free, our assessment is inclusive of GST.

ABC Inc**prajesh patel****Test****Test Test****ADDRESS:** Test, Test ACT 3000 **TELEPHONE:** Office: (08) 8358 6254**EXPERT QUALIFICATIONS:**

Name: prajesh patel

Title: Test

Qualifications: Test

Experience: Test



TERMS AND CONDITIONS

ABC Inc



prajesh patel

Test

Test Test

ADDRESS: Test, Test ACT 3000 **TELEPHONE:** Office: (08) 8358 6254



CERTIFICATIONS & QUALIFICATIONS



Appendix: -

Title Details





Zoning Details





Overlay Details





Other Details





Photos







Defect Photos

