

Organisation/Lender:
Fax/Email to:
Borrower:
Loan Ref. No.:

ValEx Ref:
Contact:
Valuer Ref:

1. PROPERTY SUMMARY - TBE UNIT

PROPERTY ADDRESS:
TITLE DETAILS:
Encumbrances/Restr'ns:
Site Dimensions:
ZONING/INSTRUMENT:
MAIN BUILDING:
Built About:
CAR ACCOMMODATION:
AREAS:
MARKETABILITY: Good
ENVIRONMENTAL ISSUES: Known - See Comments
ESSENTIAL REPAIRS: None
Heritage Issues: Not known

2. RISK ANALYSIS *MUST "comment" over page on any 3, 4 or 5 Risk Ratings

Property Risk* Ratings	1	2	3	4	5	Market Risk* Ratings	1	2	3	4	5
Location & Neighbourhood:	4					Recent Market Direction:	3				
Land (incl. planning, title):	3					Market Volatility:	3				
Environmental Issues:	4					Local Economy Impact:	2				
Improvements:	3					Market Segment Conditions:	5				

Risk Ratings: 1 = Low, 2 = Low to Medium, 3 = Medium, 4* = Medium to High, 5* = High

3. VALUATION & ASSESSMENTS SUMMARY

Interest Valued: Fee Simple Vacant Possession
Value Component: As If Complete

Other Assessments

Market Value: \$

Documents to Sight: General: Registered strata plan, Certificate of title

Recommendation: Yes

I hereby certify that I personally inspected this property on the date below and have carried out the assessments above as at that date. Neither I, nor to the best of my knowledge, any member of this firm, has any conflict of interest, or direct, indirect or financial interest in relation to this property that is not disclosed herein. This Report is for the use only of the party/s to which it is addressed for first mortgage purposes only and is not to be used for any other purpose. No responsibility is accepted or undertaken to third parties in respect thereof. No responsibility is accepted or undertaken in the event that the party/s to which it is addressed use this Report for any other purpose apart from that expressly outlined above. This report is made in accordance with the PropertyPRO Residential Valuation and Security Assessment Pro-forma Supporting Memorandum and must be interpreted with that Memorandum. The agreed parties are bound by the provisions of the Supporting Memorandum. The Supporting Memorandum is available at www.api.org.au.

Valuer:
Qualifications/Reg #:

Firm:
Address:

Inspection Date: 1st November 2018
Valuation Date: 1st November 2018

Phone:
Email:

Whilst not having inspected the property, I have reviewed the draft valuation and working papers, and based upon that review and appropriate questioning of the Valuer obtained reasonable satisfaction that the value opinion contained in the valuation has been reached, based on reasonable grounds.

Valuer:

Qualifications/Reg #:

Signed: