

SAMPLE DOCUMENT

REAL ESTATE MASTERY PROPERTY RESEARCH KIT



LEARN HOW TO COMPLETE A
FULL PROPERTY VALUATION AUDIT, SIMILAR
TO THAT DONE BY A QUALIFIED VALUER

PROPERTY DUE DILIGENCE PACK



PICTURES FOR ILLUSTRATION PURPOSES ONLY

PROPERTY ADDRESS

1 JONES STREET JONESVILLE

CURRENT MARKET ESTIMATE

ESTIMATE OF CURRENT MARKET

\$ 520,000

ESTIMATE OF CURRENT RENTAL VALUE

\$ 550 PER WEEK

(REFER SUPPORTING MARKET EVIDENCE ENCLOSED)

BRIEF DESCRIPTION OF PROPERTY

LOCATION & STREETScape

The property holds frontage to the northern side of Jones Street within the well established inner residential bayside suburb of Jonesville. Surrounding development comprises good standard older style period homes similar to the subject property, with more modern townhouse and apartment development within proximity. Local shopping and recreational facilities, including Jonesville foreshore are within close proximity, approximately 1 km to the east

DISTANCE TO AMENITIES

CBD	4	kms	Child care facilities	2	kms
Public transport	1	kms	Public and secondary schools	3	kms
Recreational facilities	1	kms	Universities and tertiary education facilities	5	kms
Parks & gardens	1	kms	Strip shops	1	kms
Lifestyle areas	1.5	kms	Major shopping centres	1	kms
Entertainment destinations	1.5	kms	Major highways & arterial roads	2.5	kms

LAND (IF APPLICABLE)

Front	15	m	Rear	15	m
Right side	35	m	Left side	35	m
Area	525	sqm (Approx)			

Comments/other features

A wider than standard block for the area providing good car access to the rear from paved rear lane.

DEVELOPMENT DESCRIPTION (IF APPLICABLE)

Number of units in development
Number of stories in development
Orientation N S E W NW NE SW SE please circle
Location or position of unit in development
Architect name
Builder name

Comments/other features

SERVICES PROVIDED

PLEASE TICK

Sewerage	<input checked="" type="checkbox"/>
Water	<input checked="" type="checkbox"/>
Electricity	<input checked="" type="checkbox"/>
Gas	<input checked="" type="checkbox"/>
Drainage	<input checked="" type="checkbox"/>
Bitumen sealed roads	<input checked="" type="checkbox"/>
Concrete footpath, kerb & channel	<input checked="" type="checkbox"/>

EASEMENTS & COVENANTS

PLEASE TICK

Drain easement	<input type="checkbox"/>
Sewerage easement	<input checked="" type="checkbox"/>
Right of way	<input type="checkbox"/>
Building covenant	<input type="checkbox"/>

EXTERNAL IMPROVEMENTS

DWELLING DESCRIPTION	Comments/Other features
Style <i>Single fronted Victorian</i>	<p>A recently refurbished single fronted free-standing Victorian dwelling finished with quality fixtures and fittings and with a northerly oriented courtyard and off street parking. The property has been recently restumped, rewired and replumbed and a new roof and spouting has been added. The accommodation comprises 2 double bedrooms (BIR & main with ensuite) and central bathroom off entry hall; leading to open plan kitchen and living area commensurate with today's modern living standards. Full width timber bi-fold doors open to private landscaped and paved courtyard and open carspace.</p>
Approximate age <i>Circa 1920's</i>	
Dwelling size <i>110</i> m2	
General condition please tick <input checked="" type="radio"/> GC <input type="radio"/> AC <input type="radio"/> NR	
Presentation please tick <input checked="" type="radio"/> GC <input type="radio"/> AC <input type="radio"/> NR	
GC= Good condition AC = Average condition NR = Need repairs	

EXTERNAL WALLS	PLEASE TICK
Brick	
Rendered brick	
Rendered composite sheeting	
Brick veneer	
Blockwork	
Precast concrete	
Weatherboard	<input checked="" type="checkbox"/>

FOOTING & FOUNDATIONS	PLEASE TICK
Concrete stumps	<input checked="" type="checkbox"/>
Redgum stumps	
Concrete slab	

ROOF	PLEASE TICK
Concrete tile	
Terracotta tile	
Galvanised iron	<input checked="" type="checkbox"/>
Steel deck	
Tin	

SPROUTING & DOWNPIPES	PLEASE TICK
Aluminium	<input checked="" type="checkbox"/>
Tin	
PVC	
Copper	

WINDOWS	PLEASE TICK
Timber	<input checked="" type="checkbox"/>
Aluminium	
Anodised/Powder coated aluminium	
Steel	
Full glass	

FLOORS	PLEASE TICK
Concrete	
Timber	<input checked="" type="checkbox"/>
Particle board	
Other	

INTERNAL WALLS	PLEASE TICK
Plasterboard	<input checked="" type="checkbox"/>
Plastersheet	
Bagged brick	
Rendered brick	
Hardboard	
Other	

ACCOMMODATION

ENTRY	PLEASE TICK
Intercom	
Keyless entry	
Alarm system	<input checked="" type="checkbox"/>
Lighting	<input checked="" type="checkbox"/>
Floor finish <i>Polished Timber Floor</i>	

LOUNGE	COMMENT
Heating/cooling Type <i>OFF/Electric panel</i>	
Lighting Type <i>Ceiling mounted</i>	
Floor finish <i>Polished Timber Floor</i>	

DINING ROOM & MEALS AREA	COMMENT
Heating/cooling Type <i>Electric panel</i>	
Lighting Type <i>Ceiling mounted</i>	
Floor finish <i>Polished Timber Floor</i>	

FAMILY ROOM	COMMENT
Heating/cooling Type	
Lighting Type	
Floor finish	

KITCHEN	PLEASE TICK
Cabinets Type <i>Timber veneer</i>	<input checked="" type="checkbox"/>
Benchtops Type <i>40mm granite</i>	<input checked="" type="checkbox"/>
Splashback Type <i>Glass</i>	<input checked="" type="checkbox"/>
Pantry Type	
Under bench oven Type <i>Smeg steel</i>	<input checked="" type="checkbox"/>
Cooktop Type <i>Smeg steel</i>	<input checked="" type="checkbox"/>
Stove Type	
Rangehood Type <i>Smeg</i>	<input checked="" type="checkbox"/>
Dishwasher Type <i>Fisher&Paykel</i>	<input checked="" type="checkbox"/>
Sink Type <i>Double</i>	<input checked="" type="checkbox"/>
Tapware Type <i>Caroma European</i>	<input checked="" type="checkbox"/>
Floor finish <i>Tile</i>	

BEDROOM 1	COMMENT OR PLEASE TICK
Size (approx) <i>5</i> mx <i>5</i> m	
Built in robe/walk in robe	<input checked="" type="checkbox"/>
Windows <i>Timber</i>	
Floor finish <i>Carpet</i>	

ENSUITE BATHROOM (IF APPLICABLE)	COMMENT OR PLEASE TICK
Shower	<input checked="" type="checkbox"/>
Bath	
Vanity basin Type <i>Bench mounted square basin</i>	<input checked="" type="checkbox"/>
Benchtops Type <i>20mm Granite</i>	<input checked="" type="checkbox"/>
Toilet Type <i>Caroma Leda</i>	<input checked="" type="checkbox"/>
Tapware Type <i>Caroma European</i>	<input checked="" type="checkbox"/>
Exhaust fan	<input checked="" type="checkbox"/>
Heated towel rail	
Heat lamp	
Sink	
Floor finish <i>Tile</i>	
Wall finish <i>Tile (floor to ceiling)</i>	

BEDROOM 2	COMMENT OR PLEASE TICK
Size (approx) <i>4</i> mx <i>4</i> m	
Built in robe/walk in robe	<input checked="" type="checkbox"/>
Windows <i>Timber</i>	
Floor finish <i>Carpet</i>	

BEDROOM 3	COMMENT OR PLEASE TICK
Size (approx) mx m	
Built in robe/walk in robe	
Windows	
Floor finish	

BEDROOM 4	COMMENT OR PLEASE TICK
Size (approx) mx m	
Built in robe/walk in robe	
Windows	
Floor finish	

STUDY (IF APPLICABLE)		COMMENT OR PLEASE TICK
Size (approx)	mx	m
Built in shelving		
Windows		
Floor finish		

BATHROOM		COMMENT OR PLEASE TICK
Shower:	<i>Separate</i>	✓
Bath:		
Vanity basin:	<i>Bench mounted square basin</i>	✓
Benchtops:	<i>20mm Granite</i>	✓
Toilet:	<i>Caroma leda</i>	✓
Tapware:		
Exhaust fan:		
Heated towel rail:		
Heat lamp:		
Sink:		
Floor finish:	<i>Tile</i>	
Wall finish:	<i>Tile (floor to ceiling)</i>	

SEPARATE TOILET/POWDER ROOM	PLEASE TICK
Toilet	
Vanity basin	
Cabinets	
Benchtops	
Exhaust fan	
Floor finish	
Wall finish	

LAUNDRY	PLEASE TICK
Separate	✓
Within bathroom	
Linen press	
Storage	✓
Laundry trough	✓
Cabinets	
Exhaust fan/vent	
Floor finish	

OTHER IMPROVEMENTS

OTHER IMPROVEMENTS	PLEASE TICK
Flyscreens	✓
Skylights	
Cable TV	✓
Lift	
Special features	

VERANDAH/DECKING/PATIO	COMMENT OR PLEASE TICK
Covered	✓
Enclosed	
Exposed	
Flooring/paving finish	

GARAGE	COMMENT OR PLEASE TICK	SQM
Double		
Single		
Tandem		
Carport	✓	<i>open</i>
Security carparking		

STORAGE	PLEASE TICK
Storage shed or storage cage	

FENCING	COMMENT OR PLEASE TICK
Brick	
Timber	✓
Wire	
Wrought iron	

OUTDOOR AREAS	COMMENT OR PLEASE TICK
Paved	
Timber decking	
Established lawn	
Landscaped	✓
Paths	✓
Special features	

LOCATION MAP

(PHOTOCOPY AND INSERT THE RELEVANT PAGE OF YOUR STREET DIRECTORY AND PLOT WITH SMALL STICKERS THE SUBJECT PROPERTY AND THE LOCATIONS OF THE COMPARABLE SALES YOU ARE PROVIDING THE VALUER)

EXAMPLE

COMPARABLE SALES - SALE 1



PICTURES FOR ILLUSTRATION PURPOSES ONLY

Address: *1 Smith Street, Jonesville*

Sale price: *\$450,000*

Date of sale: *15 January 2007*

Description of property/development:

A partly updated 2 bedroom single fronted Victorian weatherboard located on , Smith Street which carries a substantial amount of through traffic. The dwelling was updated approximately 5 years ago and provides an inferior level of accommodation to the subject property. No off street parking is provided

Comparison to subject property: *Inferior*

Selling Agent & Phone number: *John Johns of ABC Real Estate Agency Phone 12345678*

COMPARABLE SALES - SALE 2



Address: *10 Jones Street, Jonesville*

Sale price: *\$550,000*

Date of sale: *15 February 2007*

Description of property/development:

A fully refurbished 2 bedroom plus study single fronted Victorian weatherboard dwelling. The property provides a good standard of accommodation with a comparable level of finishes throughout. Off - street parking is available from rear lane to a well landscaped courtyard.

Comparison to subject property: *Slightly Superior*

Selling Agent & Phone number: *Andrew Andrews of XYZ Real Estate Agency Phone 9876 5432*

COMPARABLE SALES - SALE 3

EXAMPLE

Address:

Sale price:

Date of sale:

Description of property/development:

Comparison to subject property:

Selling Agent & Phone number:

COMPARABLE SALES - SALE 4



Address:

Sale price:

Date of sale:

Description of property/development:

Comparison to subject property:

Selling Agent & Phone number:

COMPARABLE SALES - SALE 5



Address:

Sale price:

Date of sale:

Description of property/development:

Comparison to subject property:

Selling Agent & Phone number:

COMPARABLE RENTALS - RENTAL 1



PICTURES FOR ILLUSTRATION PURPOSES ONLY

Address: *50 Jones Street, Jonesville*

Rental amount: *Asking \$530 per week*

Date of sale: *Andrew Andrews of XYZ Real Estate Agency Phone 9876 5432*

Description of property/development:

A similar 2 bedroom single front Victorian dwelling recently upgraded to provide a good standard of accommodation. Off street parking is provided.

Comparison to subject property: *Similar*

Rental Agent & Phone number: *John Johns of ABC Real Estate Agency Phone 12345678*

COMPARABLE RENTALS - RENTAL 2

EXAMPLE

Address:

Rental amount:

Date of sale:

Description of property/development:

Comparison to subject property:

Rental Agent & Phone number:

COMPARABLE RENTALS - RENTAL 3

EXAMPLE

Address:

Rental amount:

Date of sale:

Description of property/development:

Comparison to subject property:

Rental Agent & Phone number: