

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

PROPERTY ADDRESS

CURRENT MARKET ESTIMATE

ESTIMATE OF CURRENT MARKET

\$ _____

ESTIMATE OF CURRENT RENTAL VALUE

\$ _____ PER WEEK

(REFER SUPPORTING MARKET EVIDENCE ENCLOSED)

BRIEF DESCRIPTION OF PROPERTY

LOCATION & STREETScape

DISTANCE TO AMENITIES

CBD _____ kms	Child care facilities _____ kms
Public transport _____ kms	Public and secondary schools _____ kms
Recreational facilities _____ kms	Universities and tertiary education facilities _____ kms
Parks & gardens _____ kms	Strip shops _____ kms
Lifestyle areas _____ kms	Major shopping centres _____ kms
Entertainment destinations _____ kms	Major highways & arterial roads _____ kms

LAND (IF APPLICABLE)

Front _____ m	Rear _____ m
Right side _____ m	Left side _____ m
Area _____ sqm (Approx)	

Comments/other features

DEVELOPMENT DESCRIPTION (IF APPLICABLE)

Number of units in development
Number of stories in development
Orientation N S E W NW NE SW SE <small>please circle</small>

Location or position of unit in development

Architect name

Builder name

Comments/other features

SERVICES PROVIDED

PLEASE TICK

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

EASEMENTS & COVENANTS

PLEASE TICK

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

EXTERNAL IMPROVEMENTS

DWELLING DESCRIPTION	Comments/Other features
Style	
Approximate age	
Dwelling size m2	
General condition <small>please tick</small> <input type="radio"/> GC <input type="radio"/> AC <input type="radio"/> NR	
Presentation <small>please tick</small> <input 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	

FOOTING & FOUNDATIONS	PLEASE TICK
Concrete stumps	
Redgum stumps	
Concrete slab	

ROOF	PLEASE TICK
Concrete tile	
Terracotta tile	
Galvanised iron	
Steel deck	
Tin	

SPROUTING & DOWNPIPES	PLEASE TICK
Aluminium	
Tin	
PVC	
Copper	

WINDOWS	PLEASE TICK
Timber	
Aluminium	
Anodised/Powder coated aluminium	
Steel	
Full glass	

FLOORS	PLEASE TICK
Concrete	
Timber	
Particle board	
Other	

INTERNAL WALLS	PLEASE TICK
Plasterboard	
Plastersheet	
Bagged brick	
Rendered brick	
Hardboard	
Other	

ACCOMMODATION

ENTRY	PLEASE TICK
Intercom	
Keyless entry	
Alarm system	
Lighting	
Floor finish	

LOUNGE	COMMENT
Heating/cooling Type	
Lighting Type	
Floor finish	

DINING ROOM & MEALS AREA	COMMENT
Heating/cooling Type	
Lighting Type	
Floor finish	

FAMILY ROOM	COMMENT
Heating/cooling Type	
Lighting Type	
Floor finish	

KITCHEN	PLEASE TICK
Cabinets Type	
Benchtops Type	
Splashback Type	
Pantry Type	
Under bench oven Type	
Cooktop Type	
Stove Type	
Rangehood Type	
Dishwasher Type	
Sink Type	
Tapware Type	
Floor finish	

BEDROOM 1	COMMENT OR PLEASE TICK
Size (approx) mx m	
Built in robe/walk in robe	
Windows	
Floor finish	

ENSUITE BATHROOM (IF APPLICABLE)	COMMENT OR PLEASE TICK
Shower	
Bath	
Vanity basin Type	
Benchtops Type	
Toilet Type	
Tapware Type	
Exhaust fan	
Heated towel rail	
Heat lamp	
Sink	
Floor finish	
Wall finish	

BEDROOM 1	COMMENT OR PLEASE TICK
Size (approx) mx m	
Built in robe/walk in robe	
Windows	
Floor finish	

BEDROOM 1	COMMENT OR PLEASE TICK
Size (approx) mx m	
Built in robe/walk in robe	
Windows	
Floor finish	

BEDROOM 1	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		
Bath		
Vanity basin		
Benchtops		
Toilet		
Tapware		
Exhaust fan		
Heated towel rail		
Heat lamp		
Sink		
Floor finish		
Wall finish		

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		
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	

OTHER IMPROVEMENTS

(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)

COMPARABLE SALES - SALE 1

--

Address:

Sale price:

Date of sale:

Description of property/development:

Comparison to subject property:

Selling Agent & Phone number:

COMPARABLE SALES - SALE 2

--

Address:

Sale price:

Date of sale:

Description of property/development:

Comparison to subject property:

Selling Agent & Phone number:

COMPARABLE SALES - SALE 3

--

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

--

Address:

Rental amount:

Date of sale:

Description of property/development:

Comparison to subject property:

Rental Agent & Phone number:

COMPARABLE RENTALS - RENTAL 2

--

Address:

Rental amount:

Date of sale:

Description of property/development:

Comparison to subject property:

Rental Agent & Phone number:

COMPARABLE RENTALS - RENTAL 3

--

Address:

Rental amount:

Date of sale:

Description of property/development:

Comparison to subject property:

Rental Agent & Phone number:
