

INSTRUCTION DETAILS

Instructing party: MYRP Consumer EVR

Customer name: Nicola Buck

PROPERTY DETAILS

1 Test Street, Testville, NSW 2020



Property Type:	House
LGA:	Testville
Title Details:	Lot 123 A000001
Zoning:	RESIDENTIAL
Built About:	1972
Additions about:	-
Area Under Main Roof:	330 m2
Car Accomodation:	Double Garage
Main Wall:	Brick Veneer
Roof:	Concrete Tile
Last sale date:	01/01/1990
Last sale price:	\$200,000
RPID:	12345678

ASSESSMENT DETAILS

ASSESSED VALUE : \$500,000.00

Assessment Completed: 12/04/2012

Customer's Estimate: \$480,000

Valuer comments: Test comments from the valuer about the EVR job

RISK ANALYSIS

Property Risk Ratings	1	2	3	4	5
Location and Neighbourhood:		✓			
Land incl Planning Title:	✓				
Environmental Issues:	✓				
Improvements:		✓			

Market Risk Ratings	1	2	3	4	5
Reduced Value next 2 to 3 yrs:		✓			
Market Volatility:		✓			
Local Economy Impact:	✓				
Market Segment Conditions:	✓				

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

COMPARABLE SALES DETAILS

1/2 Test Street, Testville, NSW 2020



Sale Date / Price 16/12/2011 / \$430,000.00 **Lot/Plan:** LOT 2 S011056
Comparability to Comparable **Zoning:** Low Density Res
Comments:

5 Sample Road, Testville, NSW 2020



Sale Date / Price 22/01/2012 / \$530,000.00 **Lot/Plan:** LOT 4 P011427
Comparability to Comparable **Zoning:** Low Density Res
Comments:

10 Something Street, Testville, NSW 2020



Sale Date / Price 18/01/2012 / \$455,000.00 **Lot/Plan:** LOT 1 S018634
Comparability to Comparable **Zoning:** Low Density Res
Comments:

20 Example Avenue, Testville, NSW 2020



Sale Date / Price 14/11/2011 / \$510,000.00 **Lot/Plan:** LOT 3 S008465
Comparability to Comparable **Zoning:** -
Comments:

30 Something Street, Testville, NSW 2020



Sale Date / Price 10/12/2011 / \$510,000.00 **Lot/Plan:** LOT 2 S007210
Comparability to Comparable **Zoning:** Low Density Res
Comments:

22 Sample Road, Testville, NSW 2020



Sale Date / Price 18/02/2012 / \$370,000.00 **Lot/Plan:** LOT 6 S024467
Comparability to Comparable **Zoning:** -
Comments:

SITE PHOTO



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AERIAL MAP



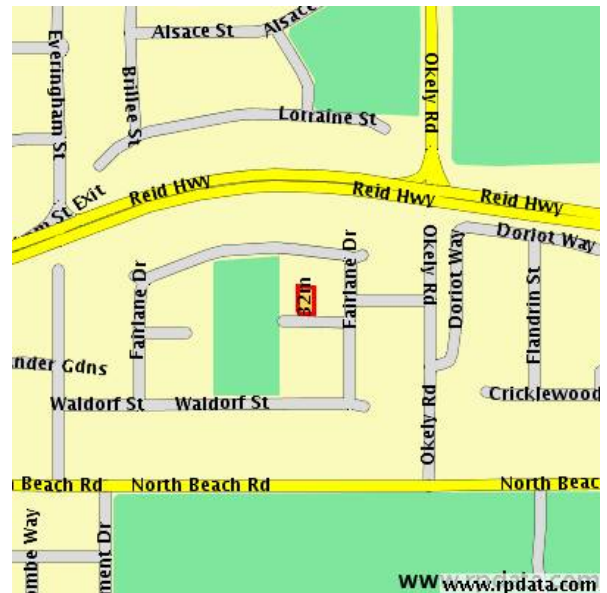
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CADASTRAL MAP



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STREET MAP



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