



SOLUTIONS WITH EXCELLENCE

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Valuation Report

29 Boobialla Way
Kununurra, Western Australia 6743

File Ref: 18907102

VALUATION REPORT



29 Boobialla Way Kununurra, Western Australia 6743

Prepared For Shire of Wyndham East Kimberley

**Valuation Purpose and
Intended Use** Pre-sale purposes

Valuation Date 5 September 2024

Our Reference 18907102

Client Reference PO 85443

Inspection Type Full Inspection

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1.0 Valuation Summary

1.1 Instructions

Instructing Party	Eurette Jone Van Der Byl, Shire of Wyndham East Kimberley
Client	Shire of Wyndham East Kimberley
Other Intended Users/Additional Client Information	Nil
Client Reference	PO 85443
Property Address /Asset Valued	29 Boobialla Way, Kununurra, Western Australia 6743
Valuation Purpose and Intended Use	Pre-sale purposes
Restrictions on Use	This report has been prepared for the private and confidential use of our client, Shire of Wyndham East Kimberley and the nominated other authorised users, for the specified purpose and it should not be relied upon by any other party for any purpose and the valuer shall not have any liability to any party who does so. The report should not be reproduced in whole or part without the express written authority of Opteon Property Group Pty Ltd. Our warning is registered here, that any party, other than those specifically named in this report as our client or authorised user should obtain their own valuation before acting in any way in respect of the subject property.
Inspection	In order to complete the valuation a sufficiently comprehensive inspection of the property has been completed.

1.2 Property Details

Property Description	The subject property comprises a circa 1983 built 3 bedroom, 1 bathroom hardiplank and metal deck residence occupying a 720 sqm allotment within the northern Kimberley township of Kununurra. The property provides 115 sqm of living featuring a detached single carport, verandah/patio outdoor areas and shed to the rear of the site. There is a relatively high proportion of State Housing surrounding the subject premise being a less preferred neighbourhood.
Title Reference	Lot 1381 Deposited Plan 214792 Volume 1632 Folio 683
Tenure Type	Freehold
Registered Proprietor	Shire of Wyndham-East Kimberley
Encumbrances	The title search indicates the property is unaffected by covenants, easements or other restrictions.
Zoning	Residential R20.

1.3 Assumptions and Recommendations

Significant Assumptions	The instructions and information supplied contain a full disclosure of all information that is relevant.
Expected Selling Period	6 months - This is typical for locality and or market segment conditions.

1.4 Valuation Details

Land Value As Is	\$110,000
Improvement Value As Is	\$240,000
Market Value As Is	\$350,000 (Three Hundred and Fifty Thousand Dollars)
Market Value Range	\$335,000 - \$365,000

Interest Valued	Fee simple vacant possession
Date of Inspection	5 September 2024
Date of Valuation	5 September 2024
Date Issued	6 September 2024
Pecuniary Interest	We confirm that the valuer does not have any pecuniary interest that would conflict with the proper valuation of the property.

Signatories



Hayden McLeod
Senior Valuer
AAPI CPV
API No: 65366 WA Lic No: 44432
Primary Valuer

Important	<i>This Executive Summary must be read in conjunction with the remainder of this report. The Executive Summary is only a synopsis designed to provide a brief overview and must not be acted upon in isolation to the contents of the valuation report.</i>
Digital Copies of Reports	<i>Where a report has been provided in digital copy and has not been received directly via our firm, the report contents, especially the valuations and critical assumptions, should be verified by contacting the issuing office to ensure the contents are bona fide. In particular if the reader of this report has suspicions that the report appears to be tampered or altered then we recommend the reader contact the issuing office.</i>
Reliance on Whole Report	<i>This valuation should be read in its entirety, inclusive of any summary and annexures. The valuer and valuation firm does not accept any responsibility where part of this report has been relied upon without reference to the full context of the valuation report.</i>

2.0 Date of Valuation

Valuation Date	5 September 2024
Date of Inspection	5 September 2024
Expiry of Valuation	This valuation is current as at the Date of Valuation only. The value assessed herein may change significantly and unexpectedly over a relatively short period (including as a result of general market movements or factors specific to the particular property). We do not accept liability for losses arising from such subsequent changes in value.

3.0 Location

The subject property is located in the far northern town of Kununurra, approximately 3,250 kms from Perth and 825 kms from Darwin. Kununurra is positioned within the Shire of Wyndham East Kimberley which has a population in the order of 7,477 people (Census 2021). Main industries supporting the town include irrigated agriculture, tourism, mining and pastoral. The town has a wide range of amenities including a shopping precinct, schools, hospital and airport. The actual town population as at the 2021 Census was 4,515 people, which swells considerably over the winter months as visitor numbers/short stay residents visit the region during the dry season.

The subject property fronts Boobialla Way within the Hidden Valley residential precinct of Kununurra. Surrounding homes in the main are of a similar age and type.

Location Map



Sourced from maps.googleapis.com

Specific Location Map



Sourced from maps.googleapis.com

4.0 Planning

Local Government Area	Shire of Wyndham East Kimberley
Planning Scheme	Local Planning Scheme No. 9.
Current Zoning	Residential R20.
Existing Use	Residential
Zoning Effect	Existing use conforms.
Heritage Issues	Not applicable

5.0 Site

Dimensions (metres)	Frontage: 20m Depth: 36m
Site Area	720 sqm
Topography	A rectangular shaped inside allotment that is generally level throughout.
Access	The subject is located on the southern side of the road, having good sealed road access with constructed kerbs/gutters.
Identification	Title search statement and plan of subdivision, online cadastral plan, street number and physical inspection.

5.1 Services

Services	Electricity, town water, sewerage and telecommunication services are all connected.
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6.0 Improvements

6.1 Main Building

Main Building Type	Conventional single storey dwelling
Attachment	Detached
Street Appeal	Below average
Accommodation	Internal: 3 bedrooms, 1 bathroom, lounge/dining, kitchen, meals, separate toilet, laundry External: patio, verandah
No. of Cars	1
Car Accommodation	Detached carport
Construction:	
Floors	Concrete
Main External Walls	Hardiplank
Window Frames	Aluminium
Roof	Metal deck
Main Interior Linings	Plasterboard
Construction Year	Circa 1983
Additions	None
Prime Cost Items	Kitchen: 1.75 bowl sink, electric upright stove, rangehood, ceiling fan Bathroom: shower, bath, vanity, exhaust fan Laundry: stainless steel laundry tub, washing machine tap outlets and associated drainage Bedroom 1: ceiling fan, split system air conditioner Bedroom 2: ceiling fan, split system air conditioner Bedroom 3: ceiling fan, split system air conditioner Lounge/dining: ceiling fan, split system air conditioner Separate toilet: toilet, exhaust fan Meals: ceiling fan, split system air conditioner General: solar hot water service
Features & Fixtures	Kitchen: floor tiling, laminated benchtops, tiled splashback, laminated kitchen cupboards, built in pantry, roller blinds Bathroom: floor tiling, fitted mirror, cabinet Laundry: floor tiling Bedroom 1: floor tiling, built in wardrobe, vertical blinds Bedroom 2: floor tiling, built in wardrobe, vertical blinds Bedroom 3: floor tiling, built in wardrobe, vertical blinds Lounge/dining: floor tiling, vertical blinds Separate toilet: floor tiling Meals: floor tiling, vertical blinds Verandah: concrete flooring Patio: brick paving General: average quality fit out, security grade insect screens, LED lights
Interior Layout	Functional
Building Areas:	
Living	115 sqm

Outdoor Areas	145 sqm
Carport	21 sqm
Shed	23 sqm
Condition:	
Internal Condition	Average
External Condition	Fair
Ancillary Improvements	
Significant	Shed, brick bbq.
Secondary	Full boundary fencing, concrete driveway, concrete paths, basic/poorly presented lawns and gardens (require attention).

6.2 Repairs

Essential Repairs	None apparent.
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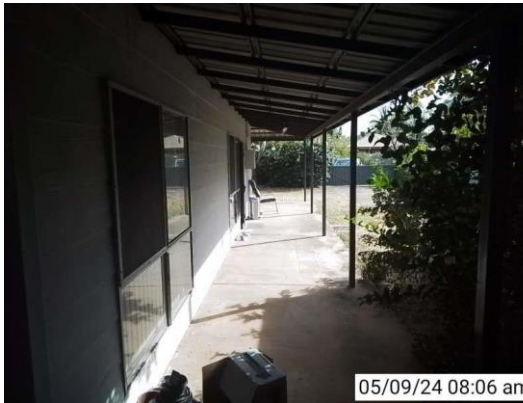
7.0 Photography



Front



Rear



Verandah



Verandah



Shed



Kitchen



Bathroom



Laundry

8.0 Environmental Issues

Environmental Issues

White ants are prolific within the general location; The property is within a region subject to seasonal tropical cyclone activity.

9.0 General Comments

The subject property comprises a circa 1983 built 3 bedroom, 1 bathroom hardiplank and metal deck residence occupying a 720 sqm allotment within the northern Kimberley township of Kununurra. The property provides 115 sqm of living featuring a detached single carport, verandah/patio outdoor areas and shed to the rear of the site. There is a relatively high proportion of State Housing surrounding the subject premise being a less preferred neighbourhood.

Unsettled Sales Evidence:

In utilising the direct comparison method of assessment we have analysed additional recent sales evidence which has not yet reached settlement. These recent transactions provide an indication of current market levels for properties similar to the subject.

10.0 Valuation Methodology

Primary Methodology	Direct Comparison
Methodology Detail	The valuation has been completed using a market approach which relies on information on transactions involving properties that are similar to the subject property, the most relevant of which are summarised in the Sales Evidence section of this report. A comparable transactions method of valuation was adopted, and adjustments were made for any material differences between the comparable transactions and the subject property in the form of a value deduction or addition. Adjustments to account for any changes in property prices since the sale date were also completed where necessary.

11.0 Market Commentary

11.1 Level of Market Activity

Marketability	Average
Market Activity	Moderate to low volume turnover

11.2 Market Commentary


Kununurra's main industries include irrigated agriculture, tourism, mining and pastoral. Given the isolated location, the town also houses a number of governmental administrative offices which service the region. The town has a wide range of amenities including a shopping precinct, schools, hospital and airport.

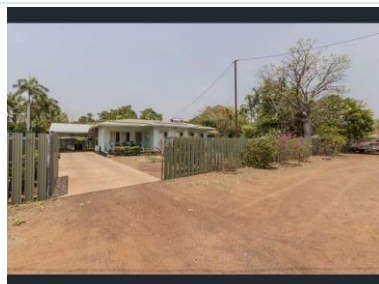
The market has stabilised/improved in recent months, although the RBA has increased the official cash rate 13 times from May 2022 - November 2023 by 4.25% to 4.35% off a very low base (0.10%). Although the market has been resilient to the increased cost of capital within this segment of the market, the potential economic impacts of high inflation and interest rates gives rise to an increased risk of above average volatility and potential for a market correction.

12.0 Market Evidence


12.1 Sales Evidence


In forming our opinion of value we have had regard to various sales transactions, a selection of which are detailed below:


Property	6 Mallee Court, Kununurra, WA	
Sale Price	\$451,000	
Sale Date	09-Aug-24	
Site Area	948 sqm	
Sale Status	Agents Advice	
Living Area	133 sqm	
Property Description	Comprises a circa 1985 built 3 bedroom, 1 bathroom brick and iron residence occupying a 948 sqm allotment. The property has been partially improved/renovated with a living area of 133 sqm featuring a tandem carport (44 sqm), verandah outdoor areas (102 sqm) and reasonable presentation.	
Comparability	Comprises a larger allotment. Preferred location. Similar level of accommodation. Comprises a larger dwelling. Finishes and inclusions are of a superior standard. Inferior ancillary improvements. Overall considered superior to the subject property.	

Property	29 Nutwood Crescent, Kununurra, WA	
Sale Price	\$340,000	
Sale Date	26-Jun-24	
Site Area	919 sqm	
Sale Status	Agents Advice	
Living Area	91 sqm	
Property Description	Comprise a circa 1968 built 3 bedroom, 1 bathroom low rise residence occupying a 919 sqm allotment. The residence has a reported 91 sqm of living featuring a large carport/outdoor area attached to the rear of the residence and fair presentation.	
Comparability	Comprises a larger allotment. Preferred location. Similar level of accommodation. Comprises a smaller dwelling. Inferior main improvements. Overall a similar value level will apply to the subject.	

Property	18 Nutwood Crescent, Kununurra, WA	
Sale Price	\$360,000	
Sale Date	27-Mar-24	
Site Area	966 sqm	
Sale Status	Settled	
Living Area	120 sqm	
Property Description	Comprises a circa 1970 built 3 bedroom, 1 bathroom fibro and iron residence occupying a 966 sqm allotment. The property has a reported living area of 120 sqm featuring a tandem carport, verandah/patio outdoor area, a below ground swimming pool and a detached rear granny flat/studio with adjacent workshop.	
Comparability	Comprises a larger allotment. Preferred location. Similar level of accommodation. Comprises a smaller dwelling. Inferior main residence. Superior ancillary improvements. Overall a similar value level will apply to the subject.	

Property	31 Boobialla Way, Kununurra, WA		
Sale Price	\$270,000		
Sale Date	10-Apr-24		
Site Area	726 sqm		
Sale Status	Settled		
Living Area	105 sqm		
Property Description	Comprises a circa 1982 built 3 bedroom, 1 bathroom brick veneer and metal deck residence occupying a 726 sqm allotment. The property has a living area of 105 sqm featuring a single attached carport (17 sqm), front/rear outdoor areas (110 sqm) and presents to a fair condition.		
Comparability	Comprises a similar size allotment. Same location positioned adjacent the subject. Similar level of accommodation. Comprises a smaller dwelling. Finishes and inclusions are of an inferior standard. Inferior ancillary improvements. Inferior outdoor living spaces. Does not have a shed. Overall considered inferior to the subject property.		

Property	21 Weaber Plain Road, Kununurra, WA	
Sale Price	\$400,000	
Sale Date	03-May-24	
Site Area	1,032 sqm	
Sale Status	Settled	
Living Area	95 sqm	
Property Description	Comprises a circa 1973 built 3 bedroom, 1 bathroom fibro and iron residence occupying a 1,032 sqm allotment. The property has a living area of 95 sqm featuring a double carport (62 sqm) attached to a garage/shed (62 sqm), front/rear verandah outdoor areas (44 sqm) and a below ground swimming pool.	
Comparability	Comprises a larger allotment. Similar level of accommodation. Comprises a smaller dwelling. Finishes and inclusions are of an inferior standard. Superior ancillary improvements. Superior car accommodation. Has a swimming pool. Inferior outdoor living spaces. Overall considered superior to the subject property.	

Property	20 Woollybutt Place, Kununurra, WA	
Sale Price	\$275,000	
Sale Date	26-Jan-24	
Site Area	898 sqm	
Sale Status	Settled	
Living Area	116 sqm	
Property Description	Comprises a 1976 built 3 bedroom, 1 bathroom fibro and iron residence occupying a 898 sqm allotment. The property has a living area of 116 sqm featuring a detached single garage (21 sqm), small timber deck (15 sqm) and fair presentation.	
Comparability	Comprises a larger allotment. Similar level of accommodation. Comprises a similar size dwelling. Finishes and inclusions are of an inferior standard. Inferior ancillary improvements. Inferior outdoor living spaces. Overall considered inferior to the subject property.	

Property	1 Mangrove Street, Kununurra, WA	
Sale Price	\$290,000	
Sale Date	22-Dec-23	
Site Area	933 sqm	
Sale Status	Settled	
Living Area	111 sqm	
Property Description	Comprise a circa 1963 built 2 bedroom, 1 bathroom low rise residence occupying a 933 sqm allotment. The residence provides 111 sqm of living featuring a detached carport (20 sqm), outdoor areas (32 sqm) and a shed/garage (30 sqm).	
Comparability	Comprises a larger allotment. Preferred location. Inferior level of accommodation. Comprises a smaller dwelling. Inferior main improvements. Overall considered inferior to the subject property.	

13.0 Valuation Rationale

Due regard has been given to transactions of comparable properties, as discussed under the market evidence section of this report. Our valuation methodology are summarised as follows:

The method of valuation for a property of this nature is direct market comparison whereby the subject property is compared with sales of comparable properties and adjustments made for points of difference. The most comparable properties to the subject property have sale prices of between \$270,000 and \$451,000. Based on the characteristics of the subject property and after adjusting for differences including any changes in market conditions, a market value range of \$335,000 - \$365,000 is applicable. We have adopted a market value towards the middle of this range at \$350,000.

14.0 Valuation

14.1 Market Value - As Is

Land Value	\$110,000
Improvements	\$240,000
Market Value	\$350,000 (Three Hundred and Fifty Thousand Dollars)
Market Value Range	\$335,000 - \$365,000

Interest Valued	Fee simple vacant possession
Date of Inspection	5 September 2024
Date of Valuation	5 September 2024
Date Issued	6 September 2024

Signatories



Hayden McLeod
Senior Valuer
AAPI CPV
API No: 65366 WA Lic No: 44432
Primary Valuer

Important

This valuation is subject to the definitions, qualifications and disclaimers and other comments contained within this report.

15.0 Scope of Work

Independence of Valuer/Disclosure	Unless otherwise disclosed, the valuer does not have any material connection or involvement with the subject property or the parties to the valuation that could limit the valuer's ability to provide an unbiased and objective valuation. The valuation has been assessed independently by the valuer without material assistance from others.
Valuation Currency	All amounts and values quoted are in Australian dollars (\$AUD) unless otherwise specified.
Restrictions on Use	This report has been prepared for the private and confidential use of our client, Shire of Wyndham East Kimberley and the nominated other intended users, for the specified purpose and it should not be relied upon by any other party for any purpose and the valuer shall not have any liability to any party who does so. The report should not be reproduced in whole or part without the express written authority of Opteon Property Group Pty Ltd. Our warning is registered here, that any party, other than those specifically named in this report as our client or intended user should obtain their own valuation before acting in any way in respect of the subject property.
Basis of Value	Market Value
Extent of Valuers' Work and Limitations	<p>The extent of investigation undertaken by the valuer in completing the valuation has included:</p> <ul style="list-style-type: none"> • collation of information from relevant parties regarding the subject property; • undertaking our own research regarding the subject property; • an inspection of the property and measurement of buildings where required; • undertaking market research in terms of values and/or costs of similar properties; • preparation of valuation calculations, and; • preparation of this report; <p>This valuation has been based on information supplied which is assumed to have been provided in good faith and contain a full and frank disclosure of all information that is relevant to the valuation of the property. The valuer has not undertaken due diligence or verification of the information supplied.</p>
Compliance/Departures with Valuation Standards	This valuation has been prepared in accordance with the International Valuation Standards (IVS) and other applicable Valuation Standards.

16.0 Assumptions, Conditions and Limitations

Condition/Structural Disclaimer	<i>This report is not a condition or structural survey and no advice is given in any way relating to condition or structural matters. Any opinion given as to the condition of the structure or improvements on the property is not given in the capacity as an expert. A condition or structural report on the building and/or its plant and equipment has not been sighted, and nor have we inspected unexposed or inaccessible portions of the premises. Therefore we cannot comment on the structural integrity, any defects, rot or infestation (or damage from pest infestation) of the improvements, any use of asbestos or other materials now considered hazardous or areas of non-compliance with the Building Code of Australia, other than matters which are obvious and which are noted within this report. This valuation assumes the building is structurally sound; that building services are adequate and appropriately maintained; the building complies with applicable Council, building, fire, health and/or safety regulations, laws, rules, licences, permits, rulings and/or bylaws; and is free of asbestos or other defects, unless specified otherwise. Should an expert's report establish that there are any defects of this kind then we reserve the right to review this valuation.</i>
Digital Copies of Reports	<i>Where a report has been provided in digital copy and has not been received directly via our firm, the report contents, especially the valuations and critical assumptions, should be verified by contacting the issuing office to ensure the contents are bona fide. In particular if the reader of this report has suspicions that the report appears to be tampered or altered then we recommend the reader contact the issuing office.</i>

Environmental Disclaimer	<i>This valuation assumes there are no environmental issues with the property or hazardous or toxic materials present unless specifically identified within the valuation report. We are not experts in environmental matters and make no representations about any environmental matters relating to the property. If an environmental assessment is subsequently carried out, or the property is otherwise found to contain contamination or other environmental hazards, we reserve the right to review and, if necessary, amend this valuation.</i>
Full Disclosure Disclaimer	<i>This valuation assumes that any information, documentation and data provided by you or any third parties is accurate and is a full disclosure of information which may impact on the value of the property. Whilst the Valuer has taken reasonable steps to verify the information supplied, we do not accept any liability whatsoever for any information being insufficient, inaccurate or misleading. If inaccuracies in the information are subsequently discovered, we reserve the right to review and, if necessary, amend our valuation.</i>
Future Value	<i>Any comments made in relation to future values are based on general knowledge and information currently available. These comments should not be construed as a prediction of future value levels or a warranty of future performance as the property market is susceptible to potential rapid and unexpected change caused by multiple factors. Ultimately current expectations as to trends in property values may not prove to be accurate.</i> <i>Due to possible changes in the property market, economic conditions, occupancy status and property specific factors, we recommend the value of the property be reassessed at regular intervals.</i>
Geotechnical Assumption	<i>Our valuation assumes there are no adverse geotechnical conditions affecting the property. We are not experts in civil or geotechnical engineering and do not make any comment as to the geotechnical integrity of the property. If it is subsequently determined that there are adverse geotechnical conditions, we reserve the right to review and, if necessary, amend this valuation.</i>
GST	<i>GST does not apply to existing residential premises but may be payable for new residential premises. If there is any uncertainty as to the application of GST we recommend you seek advice from a qualified accountant or tax lawyer.</i>
Heritage Disclaimer	<i>Unless specified otherwise, our valuation assumes that any heritage issues do not and will not impact on the use and value of the property. We have not obtained formal confirmation of heritage listings beyond what is identified in this report. If the client has concerns in relation to heritage issues we recommend the client seeks formal information from the relevant authorities. We reserve the right to review and, if necessary, amend our valuation if onerous heritage restrictions are identified through formal searches.</i>
Inconsistencies in Assumptions	<i>If there is found to be any variance, inconsistency or contradiction in any of the above assumptions then there may be a variation in the valuation assessed.</i>
Information Availability (Market Evidence)	<i>In preparing this valuation we have undertaken those investigations reasonably expected of a professional valuer having regard to normal industry practice so as to obtain the most relevant, available, comparable market evidence. Whilst we believe the market evidence information and any other information provided to be accurate, not all details can and have been formally verified. Due to privacy laws, confidentiality agreements and other circumstances beyond our control, the valuer may not have had access to: personal details of parties involved in transactions (including the relationship of the parties); information on recent transactions that are yet to become public knowledge; and copies of leases or contracts to confirm rents or prices and to ascertain whether or not rents or prices are inclusive or exclusive of GST.</i>
Land and Building Area Disclaimer	<i>In the event actual surveyed areas of the property are different to the areas adopted in this valuation the survey should be referred to the valuer for comment on any valuation implications. We reserve the right to amend our valuation in the event that a formal survey of areas differs from those detailed in this report.</i>
Market Change Disclaimer	<i>This valuation is current as at the Date of Valuation only. The value assessed herein may change significantly and unexpectedly over a relatively short period (including as a result of general market movements or factors specific to the particular property). We do not accept liability for losses arising from such subsequent changes in value. Where the valuation is being relied upon for mortgage purposes, without limiting the generality of the above comment, we do not assume any responsibility or accept any liability where this valuation is relied upon after the expiration of 90 days from the date of the valuation, or such earlier date if you become aware of any factors that have any effect on the valuation. We recommend the valuation be reviewed at regular intervals.</i>
Market Value	<i>The estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion.</i>
Planning and Building Approvals Disclaimer	<i>Town planning and zoning information was informally obtained from the relevant local and State Government authorities or online sources which should be verified if considered necessary. This valuation assumes all necessary and appropriate town planning and/or building, consents, approvals and certifications have been issued unless specified otherwise within the valuation report. If formal searches subsequently obtained contains additional or contrary information, we reserve the right to review and, if necessary, amend the valuation</i>

Publication of Report	<i>The publication of the valuation or report in whole or any part, or any reference thereto, or the names and professional affiliations of the valuers is prohibited without the prior written approval of the valuer as to the form and context in which it is to appear.</i>
Reliance on Whole Report	<i>This valuation should be read in its entirety, inclusive of any summary and annexures. The valuer and valuation firm does not accept any responsibility where part of this report has been relied upon without reference to the full context of the valuation report.</i>
Site Survey Disclaimer	<p><i>This report is not a site survey and any comments relating to survey matters are not given in the capacity as an expert surveyor.</i></p> <p><i>Unless specified otherwise, the valuation is made on the basis that there are no encroachments by or upon the property and this should be confirmed by a current survey report if considered necessary. If any encroachments are noted by a survey we reserve the right to review and, if necessary, amend this valuation.</i></p>
Third Party Disclaimer	<i>This report has been prepared for the private and confidential use of our client, Shire of Wyndham East Kimberley and the nominated other intended users, for the specified purpose and it should not be relied upon by any other party for any purpose and the valuer shall not have any liability to any party who does so. The report should not be reproduced in whole or part without the express written authority of Opteon Property Group Pty Ltd. Our warning is registered here, that any party, other than those specifically named in this report as our client or intended user should obtain their own valuation before acting in any way in respect of the subject property.</i>
Title and Encumbrances Disclaimer	<p><i>If there are errors or omissions in the Title information provided to us, we reserve the right to review our valuation.</i></p> <p><i>Any encumbrances, encroachments, restrictions, leases or covenants which are not noted on the Title may affect the value of the property.</i></p> <p><i>Unless specified otherwise, this valuation assumes there are no native title interests affecting the property.</i></p> <p><i>If the property is strata titled, this valuation assumes the property has an equitable unit entitlement. Our valuation is assessed without the benefit of a search of the owner's corporation records and assumes there are no abnormal assets or liabilities within the owner's corporation.</i></p>
Photographs and Imagery	<i>The photos used in this report may not have been taken by Opteon (Third Party Photos). Where possible, a photo or other imagery that has been sourced from a third party (other than the property contact who has not been attributed) has been attributed in this report to the source from which Opteon obtained the photo or image. Opteon makes no warranties or representations in respect of, and is unable to assign to you, any intellectual property rights subsisting in the Third Party Photos.</i>

APPENDIX 1

CERTIFICATE OF TITLE

WESTERN



AUSTRALIA

TITLE NUMBER

Volume

Folio

1632

683

RECORD OF CERTIFICATE OF TITLE

UNDER THE TRANSFER OF LAND ACT 1893

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

BGRoberts
REGISTRAR OF TITLES



LAND DESCRIPTION:

LOT 1381 ON DEPOSITED PLAN 214792

REGISTERED PROPRIETOR: (FIRST SCHEDULE)

SHIRE OF WYNDHAM-EAST KIMBERLEY OF KOOLAMA STREET, WYNDHAM

(T C491161) REGISTERED 2/2/1983

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS: (SECOND SCHEDULE)

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

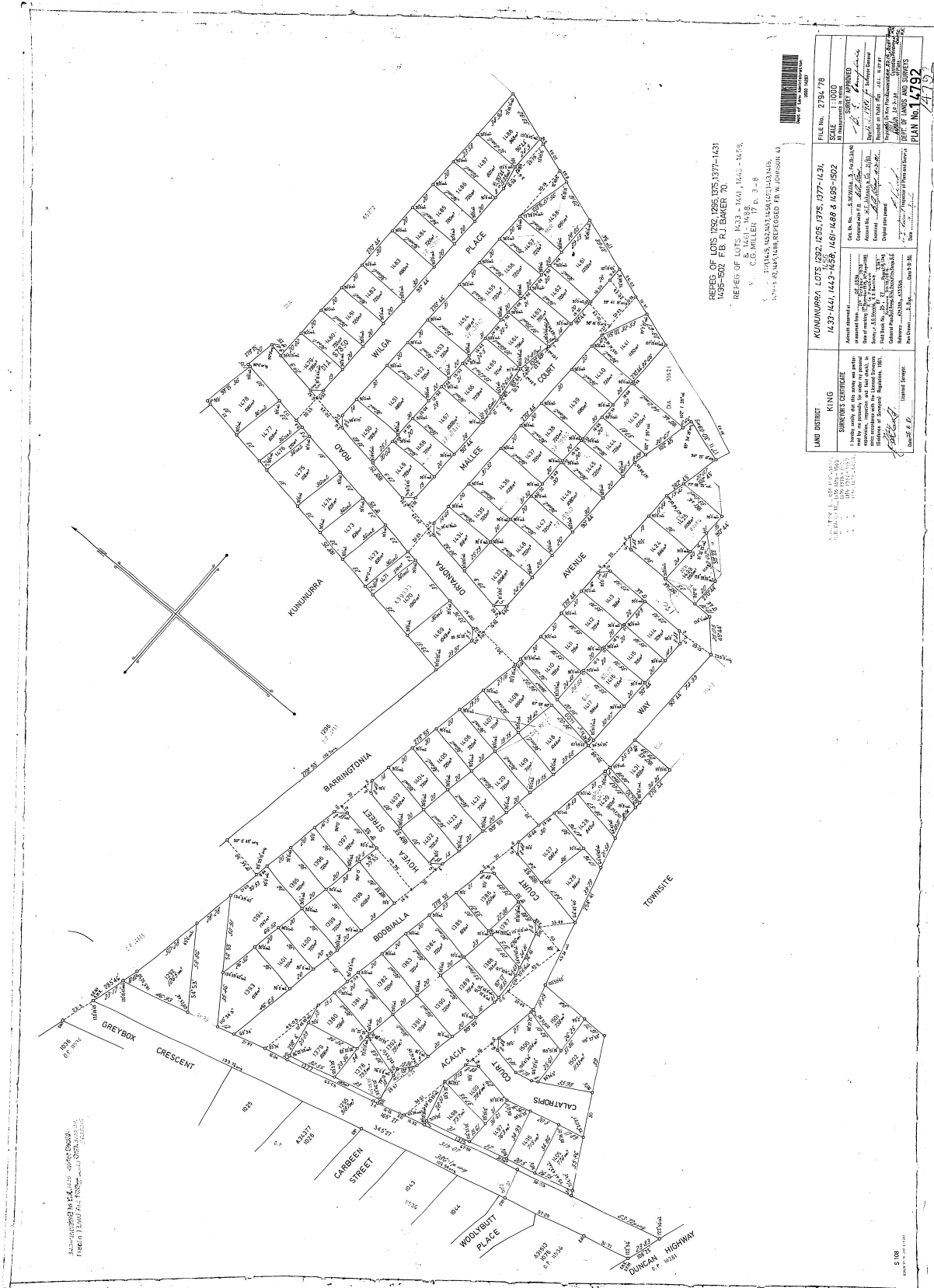
STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: 1632-683 (1381/DP214792)
PREVIOUS TITLE: 1632-683
PROPERTY STREET ADDRESS: 29 BOOBIALLA WAY, KUNUNURRA.
LOCAL GOVERNMENT AUTHORITY: SHIRE OF WYNDHAM-EAST KIMBERLEY

APPENDIX 2

DEPOSITED PLAN



APPENDIX 3

INSTRUCTIONS/PURCHASE ORDER

**PURCHASE ORDER**
SUPPLIER COPY

Opteon Property Group Pty Ltd
First Floor, 70 Gheringhap Street.
Po Box 1875, Geelong Vic 3220

Order No 85443CR NO. **96830**FAX TO **9192 3931**

PAGE 1 of 1

DATE 04/09/2024

REQUIRED BY 05/09/2024

Quantity	Description	Reference	Unit Value	Line Value
1.00	Complete Sales Valuation at 29 Boobialla Way as per reference 18907102		\$990.00	\$990.00

TOTAL INCLUDING GST **\$990.00**

Complete Sales Valuation at 29 Boobialla Way as per reference 18907102

Deliver To :

Please send ALL invoices to
creditors@swek.wa.gov.au quoting the Order
Number on all delivery dockets and invoices

**FAILURE TO DO SO MAY RESULT IN
PAYMENT DELAYS.**

Requisition Officer

Jones Van der Byl (Coordinator Asset - Buildings)

Authorising Officer Signature

Jones Van der Byl (Coordinator Asset - Buildings)

Invalid without Signature

The Shire of Wyndham East Kimberley's *Conditions of Contract - Purchase Order* apply to this purchase order form, a copy of which can be found at <http://www.swek.wa.gov.au/council/doing-business-with-the-shire/supplier-information.asp>