

From: Sarah Williams
Sent: Wed, 4 Aug 2021 06:38:30 +0000
To: Lisa Phillips
Subject: -[EXTERNAL]-Appraisal - 28 Eugenia Street Kununurra

CAUTION: This email originated outside of SWEK. Please use caution when opening links and attachments from this email.



PROPERTY APPRAISAL

28 Eugenia Street, Kununurra

Prepared by Brad Williams

4 August 2021

Shire of Wyndham East Kimberley - Lisa
28 Eugenia Street

Kununurra WA 6743

Dear Lisa,

Re: 28 Eugenia Street, Kununurra

Thank you for inviting First National Real Estate Kimberley to provide you with our market opinion.

We welcome the opportunity to provide you with our opinion on current market conditions and a suggested price range.

In order to provide you with our opinion and recommendations we have taken into consideration comparable properties currently listed for sale, up to date sales evidence and current buyer demand.

If you have any queries please don't hesitate to contact us at any time.

Kind Regards,

Brad Williams

Licensee

0419 139 375

Brad@kimberleyfirstnational.com.au

Pricing Your Property

Setting a realistic asking price from the beginning can ensure a successful sale. That first month of advertising is vitally important as astute prospective purchasers will be comparing the value of your home compared to others on the market or sold.

Taking into consideration the location and features of the property it is our opinion that the property may have the potential to achieve in the vicinity of **\$430,000 and \$450,000**

If listing for sale we would suggest a slightly higher price. Currently vacant possession is preferable for buyers. We have attached a comparative market analysis report for your information.

Our Selling Fee

Our success fee is only payable upon the successful sale and settlement of your property. Our service is guarantee and our success fee is performance based, therefore no sale, no fee.

Our selling fee is 3.3% inclusive of GST of the actual sale price of the property. We have a basic, no additional cost marketing package, plus a variety of add-ons that you can select. We will make recommendations on what we believe best suits your property however the decision is yours.



First in real estate.

firstnational.com.au



We put you first.

DISCLAIMER - Neither the whole nor any part of this report or any reference to it may be included in any document, circular or statement without our written approval of the form or context in which it will appear. This appraisal has been prepared for the information of the client and not for any third party. Although every care has been taken it is stressed that this is an opinion only applicable to the date of appraisal and not a sworn valuation and therefore should not be relied upon to alter financial position or to incur financial obligations. No responsibility is accepted should the appraisal or any part be incomplete or incorrect.

ATTACHED DOCUMENTS

[CMA-Report-28-Eugenia-Street-Kununurra-WA-6743-0833c399-5bdc-4584-a5c3-c562d3a109d5.pdf](#)



Sarah Williams

Assistant to Licensee
Kimberley First National Real Estate
www.kimberleyfirstnational.com.au

Tel. 0419 139 375
Fax. (08) 9168 2605
Sales@kimberleyfirstnational.com.au