

FOR SALE



Merrifield Real Estate

Offers Above \$749,000

36A HANSON STREET, MIRA MAR



Merrifield Real Estate



Merrifield Real Estate



Merrifield Real Estate

OCEAN VIEWS AND ENVIABLE LIFESTYLE

- Striking custom built home and self-contained flat
- Designed for amazing coastal outlook – whales and ships
- Aircon open family room/dining, sunroom, lounge, deck
- 2 garages, big workshop with power, easy gardens, lawn
- Easy access to beach, town, schools, bowls, golf

Merrifield
REAL ESTATE

 **4**  **3**  **2**  **576 m2**

Lee Stonell

0409 684 653

0898414022

lee@merrifield.com.au



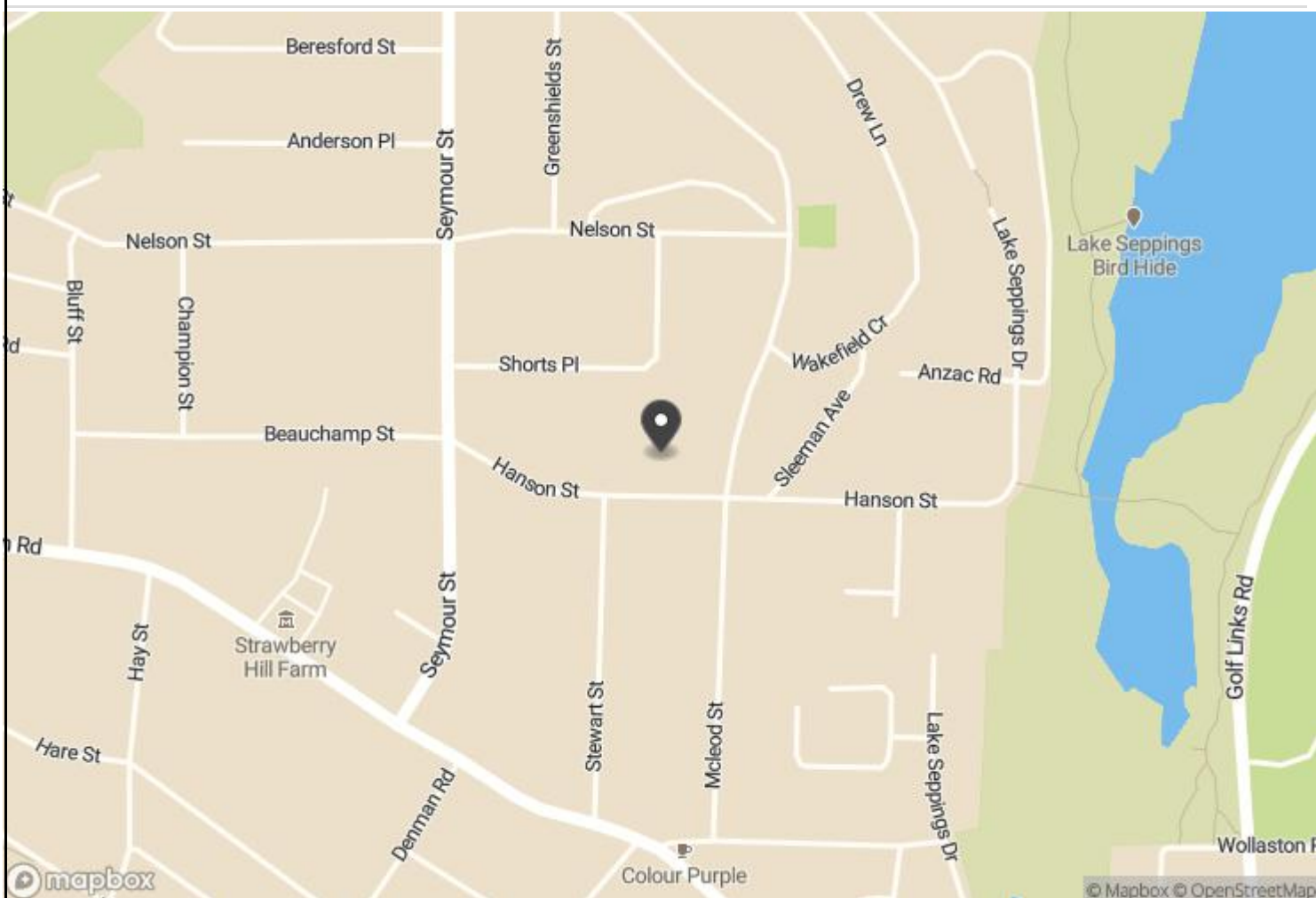
Disclaimer: All details on the brochure are presented on the vendor's advice. Prospective purchasers should take necessary actions on their own behalf to satisfy themselves of the details of conditions, contents, fixtures and improvements in regards to this property.
Merrifield Real Estate Pty Ltd JR Stewart Trust T/A Merrifield Real Estate, 258 York Street, Albany WA 6330

36A HANSON STREET, MIRA MAR

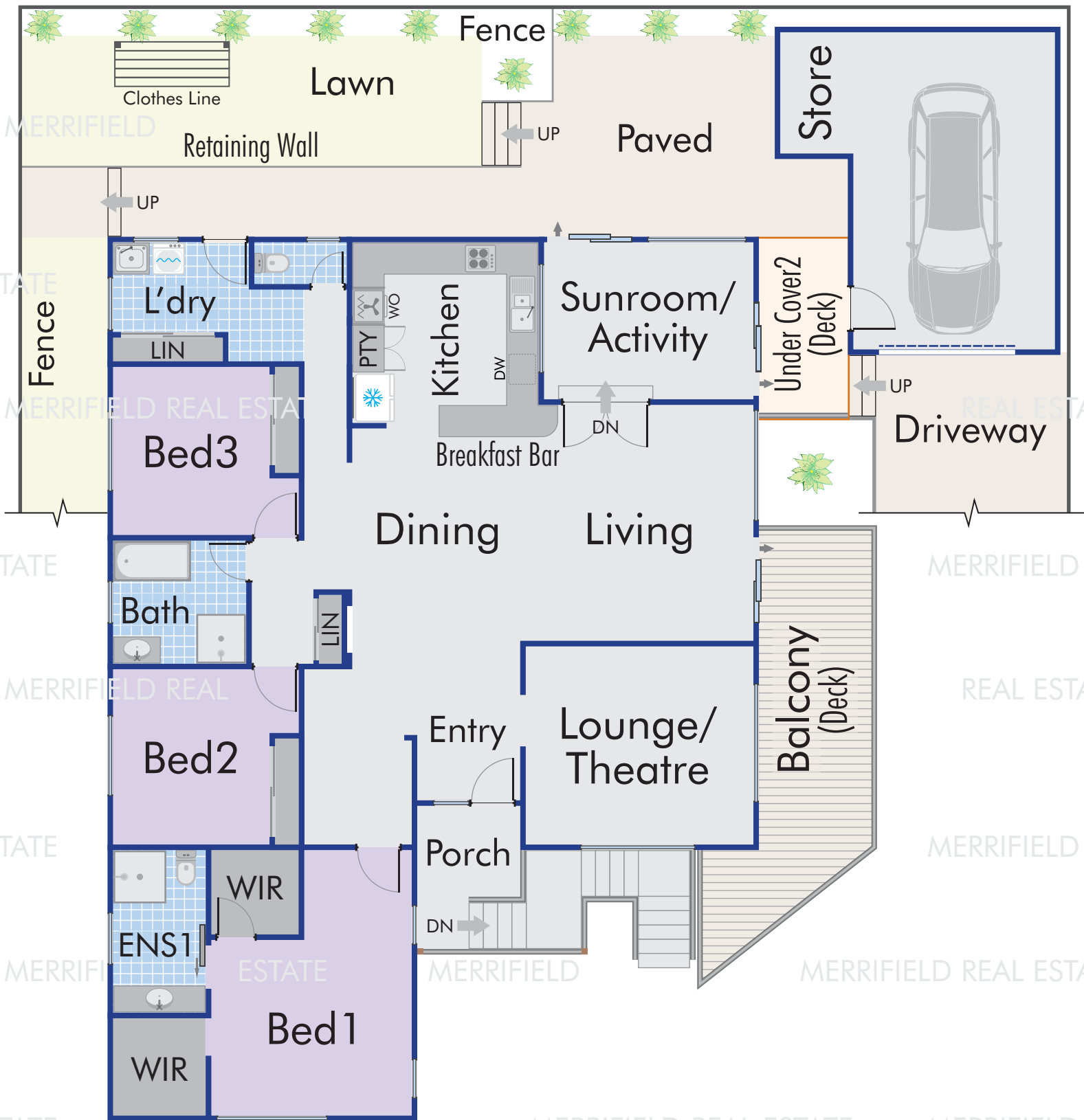


Specification

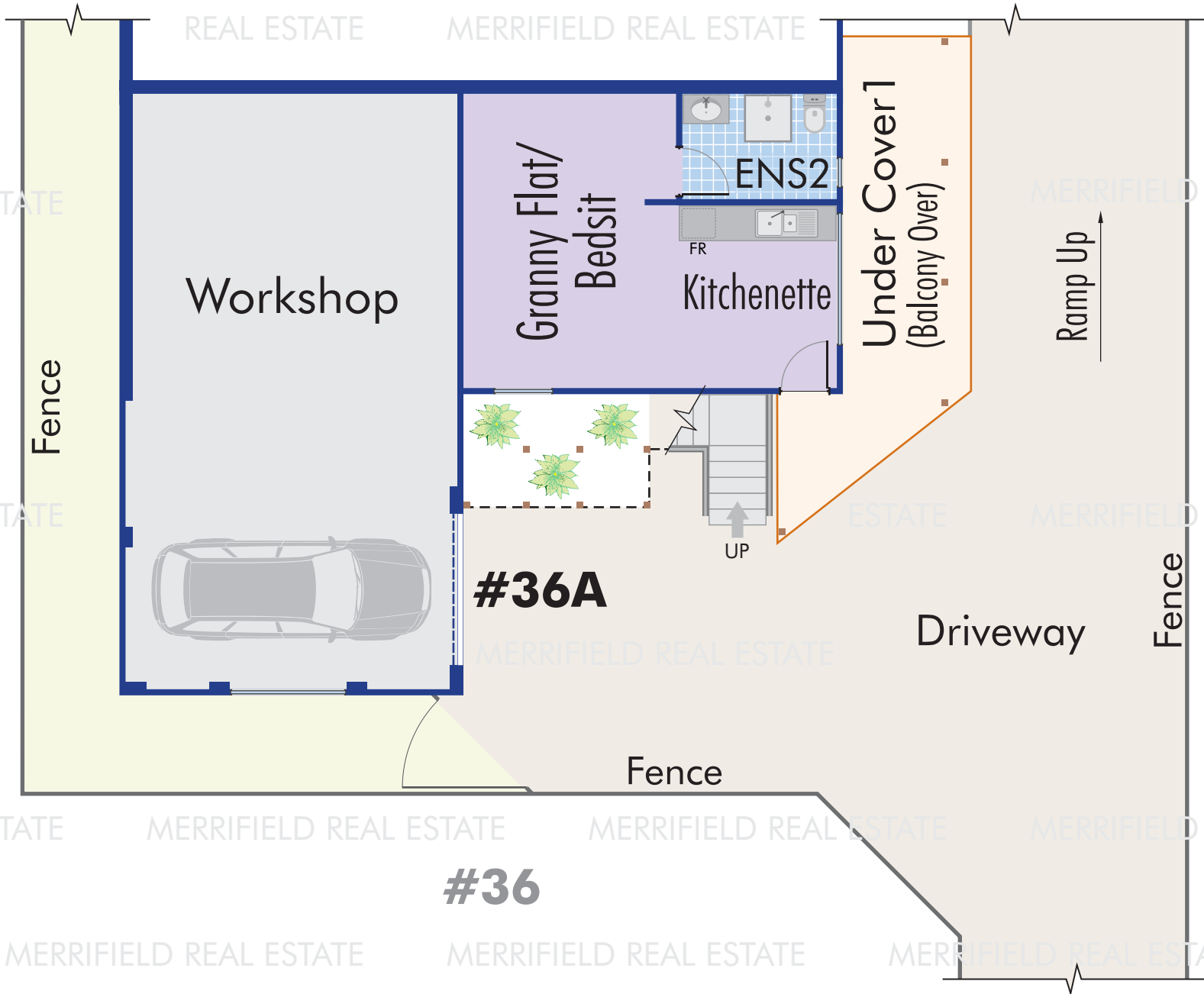
Asking Price	Offers Above \$749,000	Land Size	576.00 m2
Bedrooms	4	Frontage	13.85 m2
Bathrooms	3	Restrictive Covenants	See Certificate of Title
Toilets	3	Zoning	Residential / R25
Parking	2	School Zone	Albany PS & ASHS
Sheds	N/A	Sewer	Connected
HWS	Instantaneous Gas	Water	Scheme Drinking Water
Solar	N/A	Internet Connection	NBN Available
Council Rates	\$2803.83	Building Construction	HardiPlank & Colorbond
Water Rates	\$1,488.73	Insulation	Batts
Strata Levies	N/A	Built/Builder	2007
Weekly Rent	\$600 - \$650 pw	BAL Assessment	N/A
Lease Expiry	N/A	Items not included	N/A



4 3 2



Upper Floor



Lower Floor

This floor plan, description, dimensions and areas are provided as a guideline only and are approximate. Whilst care has been taken in the preparation of the information, buyers must inspect the property, make their own enquiries, take their own measurements or consult the architectural plans for exact dimensions. Neither the sellers nor the agent will be held responsible or liable for any discrepancies.

-- Map Viewer Plus --

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Created: 21 September 2022 from Map Viewer Plus: <https://maps.landgate.wa.gov.au/maps-landgate/registered/>



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Please refer to original documentation for all legal purposes.

WESTERN



AUSTRALIA

REGISTER NUMBER

212/DP52009DUPLICATE
EDITION**3**

DATE DUPLICATE ISSUED

18/4/2008VOLUME
2659FOLIO
80

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 212 ON DEPOSITED PLAN 52009

REGISTERED PROPRIETOR: (FIRST SCHEDULE)

PETER JOHN MCGREGOR
KAY MCGREGOR
BOTH OF 36A HANSON STREET, MIRA MAR
AS JOINT TENANTS

(T K291719) REGISTERED 2/8/2007

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

1. EASEMENT BURDEN CREATED UNDER SECTION 167 P. & D. ACT FOR DRAINAGE PURPOSES TO CITY OF ALBANY - SEE DEPOSITED PLAN 52009
2. EASEMENT BURDEN CREATED UNDER SECTION 136C T.L.A. FOR DRAINAGE PURPOSES - SEE DEPOSITED PLAN 52009
3. K562006 MORTGAGE TO OVER FIFTY SENIORS EQUITY RELEASE PTY LTD REGISTERED 10/4/2008.
*M841719 TRANSFER OF MORTGAGE K562006, MORTGAGEE NOW PERPETUAL TRUSTEE COMPANY LTD REGISTERED 28/11/2014.

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.
* Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.
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: DP52009
PREVIOUS TITLE: 1237-77
PROPERTY STREET ADDRESS: 36A HANSON ST, MIRA MAR.
LOCAL GOVERNMENT AUTHORITY: CITY OF ALBANY

NOTE 1: M841719 DUP C/T NOT PRODUCED FOR DOCUMENT M841719

Deposited Plan 52009

Lot	Certificate of Title	Lot Status	Part Lot
211	2659/79	Registered	
212	2659/80	Registered	

DP 52009



EDMOR		AMENDMENT		BY		DATE		INTERESTS AND NOTIFICATIONS				TYPE	
SUBJECT	PURPOSE	STATUTORY REFERENCE	ORIGIN	LAND BURDENED	BENEFIT TO	COMMENTS							
⑤	EASEMENT (DRAINAGE)	SEC 187 OF THE P&D ACT REG 5	THIS PLAN	LOTS 211 & 212	CITY OF ALBANY LOT 211						FREEHOLD		
⑥	EASEMENT (DRAINAGE)	SEC 187 OF THE P&D ACT REG 5	THIS PLAN	LOT 212	LOT 211						SUBDIVISION		
<p align="center">LOTS 211 & 212 AND EASEMENTS</p>												PLAN OF	
<p align="center">SSA 100059</p>													
DISTRICT		PLANTAGENET		FILE		SSA 100059							
TOWNSITE		ALBANY											
LOCAL AUTHORITY		CITY OF ALBANY											
LOCALITY		MIRA MAR											
FORMER TENURE		LOT 7 ON DIAGRAM 22017 CT 123177		INDEX		BK26 (2) 12.05		FIELD BOOK 100059					
SCALE: (AT A2)		1:300		0		5		10		15			
ALL DISTANCES ARE IN METRES													
<p>SURVEYOR'S CERTIFICATE - Reg 5A</p> <p>J. KINNEAR</p> <p>I hereby certify that this plan is accurate and is a correct representation of the -</p> <p>(a) "survey, and/or</p> <p>(b) "calculations from measurements,</p> <p>submitted for the purpose of this plan and that it complies with the provisions of the Survey Act 1968 and the Survey Regulations 1969.</p> <p>2004.11.18 11:11:17 (1 sheet of 1 page)</p> <p><i>J. Kinnear</i></p> <p>Licensed Surveyor</p>													
<p>SURVEYOR'S CERTIFICATE - Reg 5B</p> <p>JOHN KINNEAR & ASSOCIATES</p> <p>APPROVED BY</p> <p>WESTERN AUSTRALIAN PLANNING COMMISSION</p> <p>FILE 128753</p> <p>DELEGATED UNDER S.16 P&D ACT 2006</p> <p>DATE 23-03-2007</p>													
<p>DEPARTMENT OF LAND INFORMATION</p> <p>DEPOSITED PLAN</p> <p>52009</p> <p>ORIGINAL</p> <p>SHEET 1 OF 1</p> <p>EDITION 1</p> <p>VERSION 1</p>													

207
DP 31762

211
447m²

212
576m²

HANSON STREET

ENLARGEMENT AT

NOT TO SCALE

JOHN KINNEAR & ASSOCIATES
Consulting Surveyors
234 STICKLAND STREET
ALBANY WA 6331
PHONE 08 9642 1333 FAX 08 9642 1570
ASN 32 010 240 751

HANSON STREET

OUR REF: DWG7571D



Scale: 1:750 Centre Point: 117.905°, -35.017°

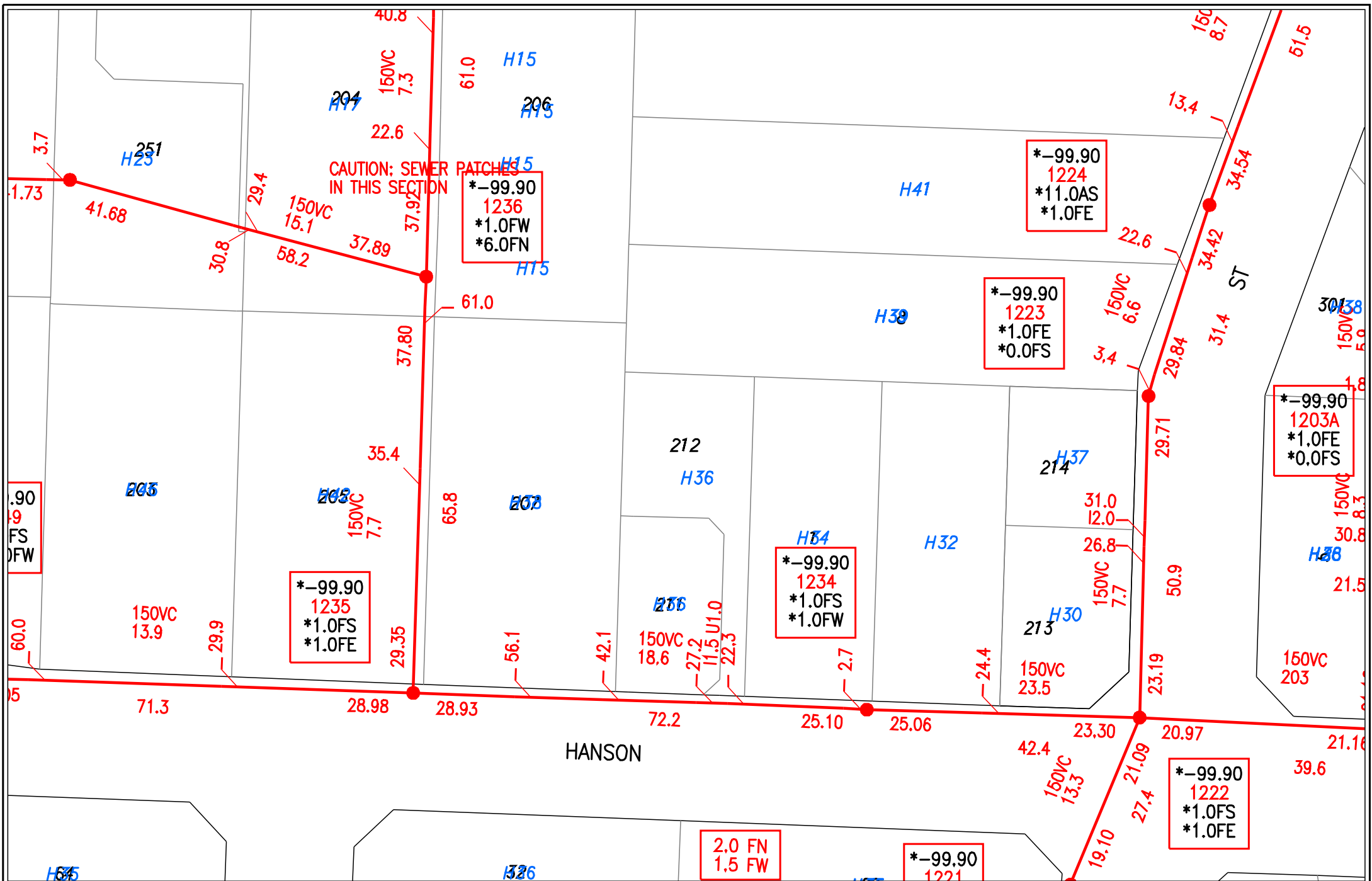
Sequence No: 216261218

Print Date: 21/09/2022 Page: 1 of 1



WARNING - CRITICAL PIPELINE
Refer to Information Brochure Damage
Prevention and Legend for details

The Water Corporation has taken due care in the preparation of this map but accepts no responsibility for any inaccuracies or inappropriate use. This plan may be reproduced in its entirety for the purpose of site work planning but shall not otherwise be altered or published in any form without the permission of the Water Corporation. The Water Corporation may need to be advised of any planned ground disturbing activities near facilities on this map. Refer to Brochure - "Protecting Buried Pipelines". Please report any inaccuracies to Asset Registration Team by email to asset.registration@watercorporation.com.au.



Plan Legend (summary)

INFORMATION BROCHURE



This legend is provided to [Dial Before You Dig](#) users to assist with interpreting Water Corporation plans. A more detailed colour version can be downloaded from www.watercorporation.com.au. (Your business > Working near pipelines > Downloads)

WARNING - Plans may not show all pipes or associated equipment at a site, or their accurate location. **Pothole by hand to verify asset location before using powered machinery.**

WATER, SEWERAGE AND DRAINAGE PIPELINES

CRITICAL PIPELINE (thick line) EXTRA CAUTION REQUIRED

A risk assessment may be required if working near this pipe. Refer to your [Dial Before You Dig](#) information or call 131375.

Pipes are not always labelled on plans as shown here – assume all pipes are significant and pothole to prove location and depth.

P.M. pressure main

M.S. main sewer

R rising main (i.e. drainage pressure main)

Common material abbreviations:

AC asbestos cement e.g. 100AC NOTE: AC is brittle and is easily damaged.

CI cast iron

GRP glass reinforced plastic

P PVC - class follows pipe material (e.g. 100P-12)

RC reinforced concrete

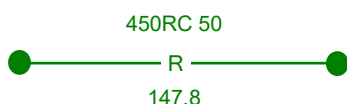
S steel

VC vitrified clay



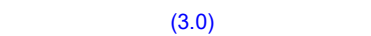
CANNING TRUNK MAIN

100AC GEYER PL P.M. AG47



NON-STANDARD ALIGNMENT

Pipes are not always located on standard alignments due to local conditions. (i.e. Other than 2.1 m for reticulation mains and 4.5 m for distribution mains.)



OTHER PIPE SYMBOLS

Other numbers or codes shown on pipes are not physical attributes. These are Water Corporation use only.

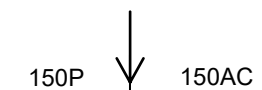
MWA12345 or PWD12345 or CK43

CONCRETE ENCASEMENT, SLEEVING AND TUNNELS

May be in different forms: steel, poured concrete, box sections, slabs.

CONC ENC

100S SL



CHANGE INDICATOR ARROW

Indicates a change in pipe type or size. e.g. 150mm diameter PVC to 150mm diameter asbestos cement (AC).



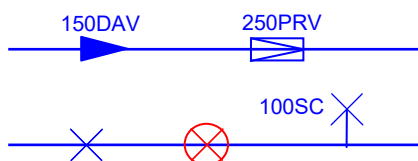
PIPE OVERPASS

The overpass symbol indicates the shallower of the two pipes.


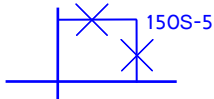
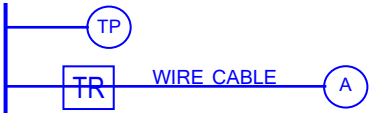
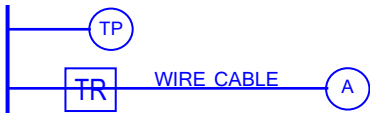




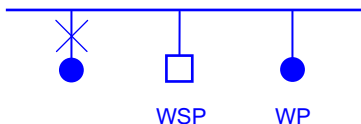
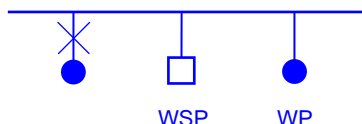
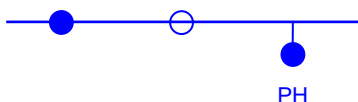
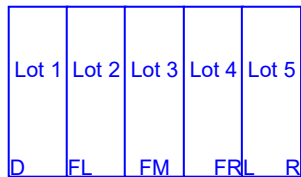
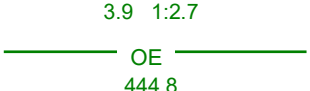



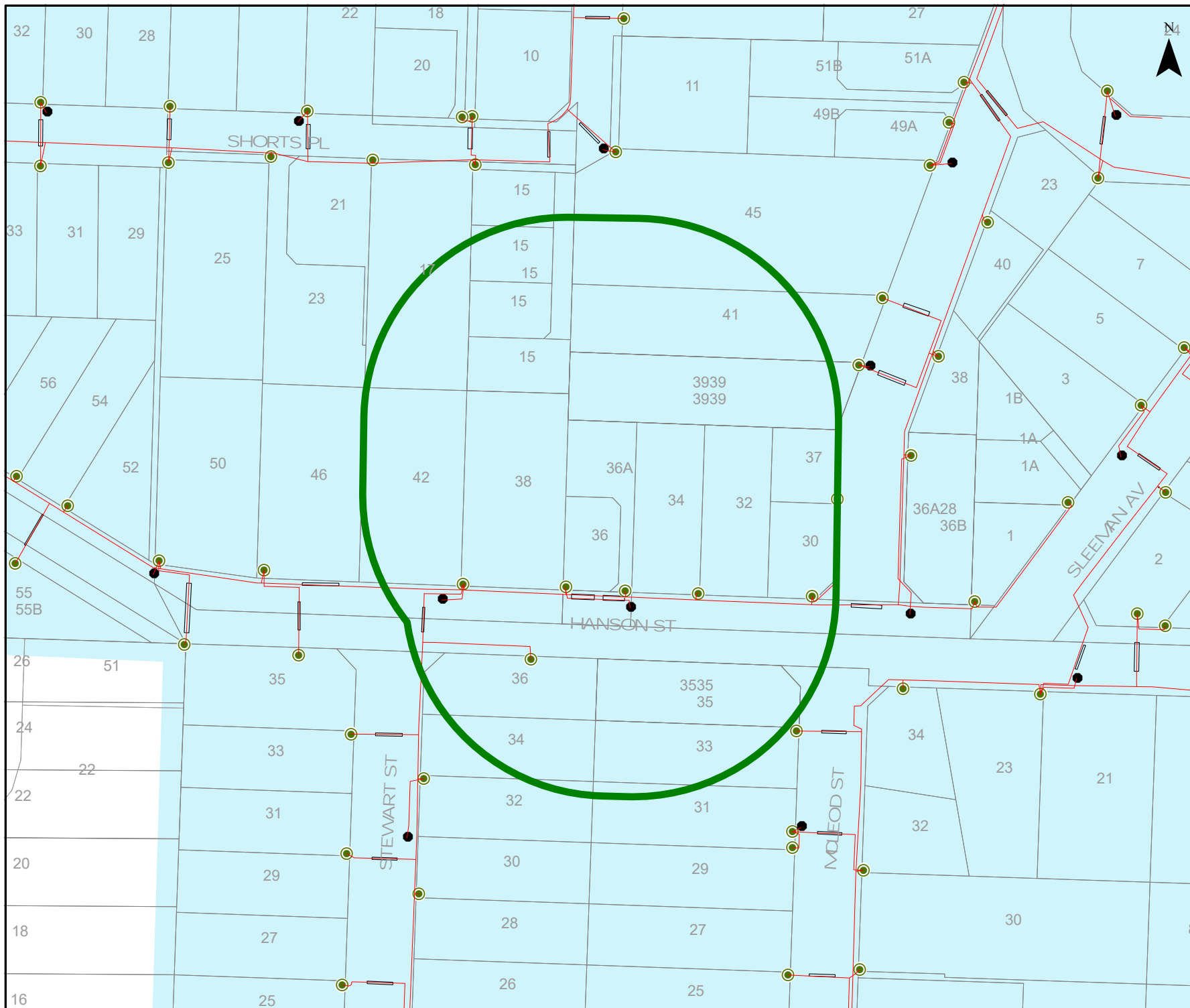
VALVES


Many different valve types are in use. Valve may be in a pit or have a visible valve cover. There may be no surface indication.



Valves may be shallower than the main or offset from it. e.g. A scour valve (SC) may have a pipe coming away from main pipeline on the opposite side to that indicated on the plan.

 	FIRE SERVICES 100 mm polythene domestic (DOMS) service FS Fire service FHS Fire hydrant service Hydrant may be visible external to the building. Even if not visible a substantial fire service may still be present.	
	PIPE BYPASS Bypass will not be on the same alignment as the main pipeline.	
	CATHODIC PROTECTION (CP) Buried CP equipment may be located some distance from the pipeline being protected interconnected by buried cable. All CP fittings may not be visible. A buried anode – various sizes and configurations TP test point - may be visible on a post or in-ground TR transformer rectifier	
	ACCESS TEE OR MANHOLE OR SERVICE ACCESS PIT NOTE: Opening any manhole or pit is dangerous and is prohibited. Below ground. May not be any visible signs at ground level or may be located in a pit.	
	WASTEWATER ACCESS CHAMBERS (MANHOLES) -- Manhole (shown not labelled) -- Tee or maintenance shaft (shown not labelled) MS maintenance shaft (labelled) WARNING: Opening any manhole or pit is dangerous and is prohibited.	
	WASTEWATER MANHOLE INFORMATION BOXES Square non-trafficable Do not drive vehicles over or place loads. Round trafficable In general if not located in the road treat as if non-trafficable.	
	HAZARDOUS MANHOLE Indicates a potential health hazard from risk of exposure to toxic waste. WARNING: Opening any manhole is dangerous and is prohibited.	
	FLOWMETER Various types of flow meters located in a pit. May be labelled with identifier. (e.g. 50 MFM, 50MM)	
	STANDPIPE, WATER SAMPLING POINT (WSP), WATER SUPPLY POINT (WP) May be located adjacent to mains. Usually there will be some visible indication.	
	Hydrant May not be visible. Hydrant Tee May not be visible. Pillar hydrant Visible	
	PRE-LAID SERVICES D Deferred FL Fully Prelaid Left FM Fully Prelaid Front Middle FR Fully Prelaid Right L Left R Right Code indicates on which side of a lot the water service is located: May be no visible indication at site.	
	SEWER OR DRAINAGE PUMP STATION Several pipes and a pressurised main will be in the vicinity.	
	OPEN CHANNEL OA Landscaped OE Normal Open Earth OF Open channel with flood levee OH Half Pipe OL Lined Channel OS Swale-Shallow Depression OW Natural Water Course Drainage structures, even if dry, must be kept clear of any obstruction such as sand stockpiles.	





UNDERGROUND LEGEND

Structures	
Pillar	UG Crossing *
Metal Pole	Ring Main Unit
Transformer Site	LV Distribution Frame

Distribution Cables	
High Voltage Cable (1kV - 33kV)	Low Voltage Cable (< 1kV)
Street Light Circuit (< 1kV)	Street Light Pilot (< 1kV)
Earth Wire	

Cable Pole Terminations	
HV Termination	LV Termination

Proposed Construction Assets	
Design Area *	High Voltage Underground Cable
Low Voltage Underground Cable	Metal Pole
Pillar	HV Termination
Transformer site	LV Termination

State Underground Power Project	
CURRENT Work Area *	COMPLETED Area *

Feature	
Area of Interest	

*** Please refer to coversheet**

Privately owned cables NOT SHOWN (including house services)

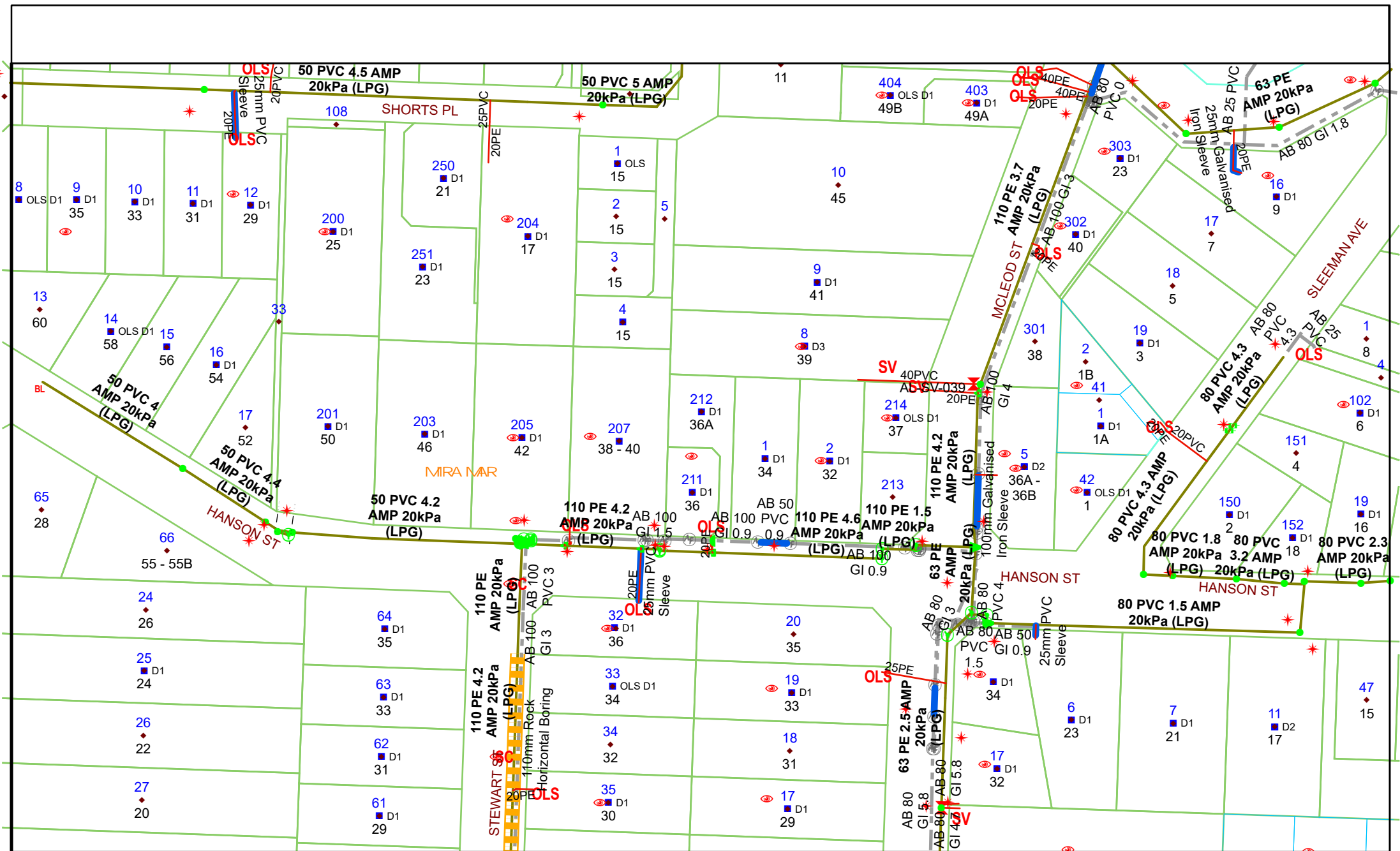
This map is INDICATIVE ONLY. Hand exposure via pothole method is MANDATORY.

**Telephone Support: 1300 769 345
Mon to Fri - 08:00 to 16:30**

Information valid for 30 days from date of issue

A4	Scale : 1:1500
----	----------------

WARNING! Look out for overhead power lines



Sequence No: 216261219

Map Tile: 1

Scale: 1:1500

© ATCO Gas Australia Pty Ltd
ABN 90 089 531 975

Job No: 32774936

Date: 21/09/2022

Location: 36a Hanson Street, Mira Mar 6330

Please read all **warnings**, conditions and information on the attached "Underground Asset Details" information sheet. This plan is issued subject to that information and those conditions and **warnings** (including, but not limited to, the "NO HOT WORKS" warning). Plans are current for only **30 days** from date of request, indicative only and not warranted to be accurate. It is your responsibility to carefully locate underground assets and follow safe work practises and procedures (eg pot-holing). ATCO Gas Australia will seek compensation for damage caused to assets.

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Based on information provided by and with the permission of the
Western Australian Land Information Authority trading as Landgate



EXISTING GAS NETWORK

	High Pressure
	Polyethylene High Pressure
	City High Pressure
	Medium Pressure
	Albany Medium Pressure
	Medium Low Pressure
	Low Pressure
	Not Gassed
	Service
	High Pressure Service

ASSOCIATED INFRASTRUCTURE

	Associated Asset
--	------------------

PROPOSED GAS NETWORK

	Proposed Main
--	---------------

ABANDONED GAS NETWORK

	Abandoned Gas Main
	Abandoned Gas Main Sold
	Abandoned Valve
	Abandoned Fitting

DUCTS AND SLEEVES

	Duct
	Horizontal Boring
	Sleeve
	Road Crossing
	Concrete Slab

TOPOGRAPHY

	ATCO Easement
	Fence
	Building
	Kerb
	Water Boundary
	Contour Line
	Elevation Point

FEATURE LINES

	Miscellaneous Line
	Reference Line
	Gas Indicator Line
	Gas Pit
	DOC 1.2m
	Arrow Pointer with Text

VALVES

	High Pressure
	High Pressure Service
	Main
	Service
	Isolation

GATE STATIONS

	Gate Station
	Pressure Reducing Station
	L.P.G. Tank

REGULATOR SETS

	Distribution Regulator
	Boundary Regulator

TELEMETRY MONITORING DEVICE

	Non Billing Meter
	Pressure Monitoring Device

DELIVERY POINTS

	Service Point
	Meter
	Interval Meter
	Meter Set

FEATURE POINTS

	Side Elevation
	Obstacle
	See Details
	Not Connected
	Gas Service
	Sign
	Offline Service
	Linked Reference Document
	Pre-Laid Service
	Pre-Laid Service Stairs
	Pre-Laid Service Tee
	Asset ends on Building / Property Line
	Asset ends on Direction Peg

PROTECTION DEVICES

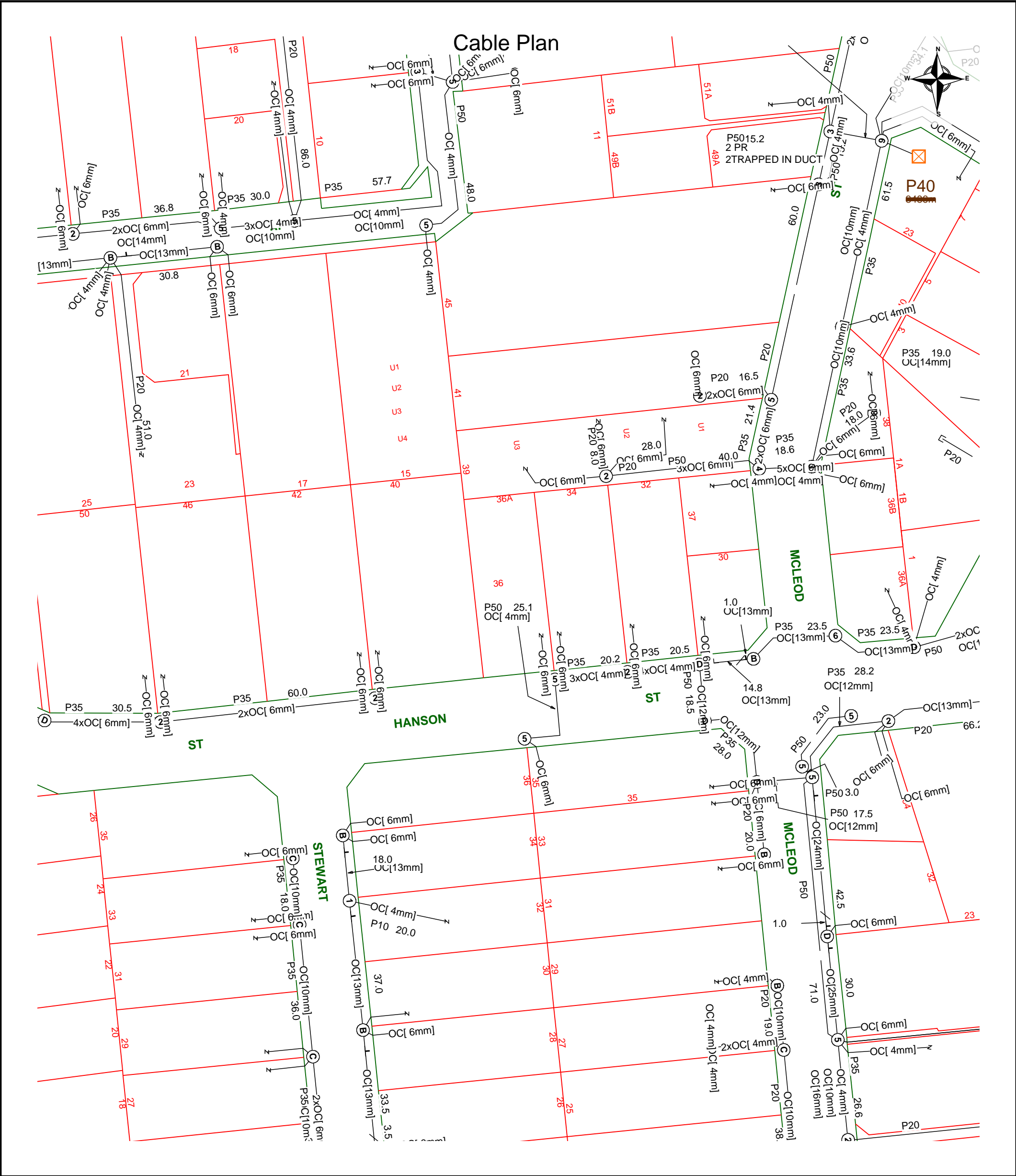
	Test Point
	Potential Monitoring
	Odorant Test Point
	Earthing
	Bond Wire
	Bond Junction
	Rectifier
	Insulation Joint
	Anode
	Ground Bed
	Earth with Mitigation
	Foreign Structure Monitoring
	Insulation Joint with Mitigation


FITTINGS

	Syphon
	Coupling
	Expansion Joint
	Main Cross
	Reducer
	Stopple
	Flange
	Change Node
	Thredolet
	Tapping Band
	Bend
	Elbow
	Monolithic Joint
	End Cap
	Tee
	Transition
	Three-Way Tee
	Short Stop
	Weldolet
	Socket
	Spherical Tee
	Tapping Tee
	Barrier
	Squeeze Off

FEATURE POLYGONS

	Hard Digging		Proving Gas Location		Pressure Upgrade
	Licence Area		Not Gassed		
	Suburb		Local Government Authority		



	Report Damage: https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra-equipment Ph - 13 22 03 Email - Telstra.Plans@team.telstra.com Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries		Sequence Number: 216261220
	TELSTRA CORPORATION LIMITED A.C.N. 051 775 556		Please read Duty of Care prior to any excavating
	Generated On 21/09/2022 16:20:51		

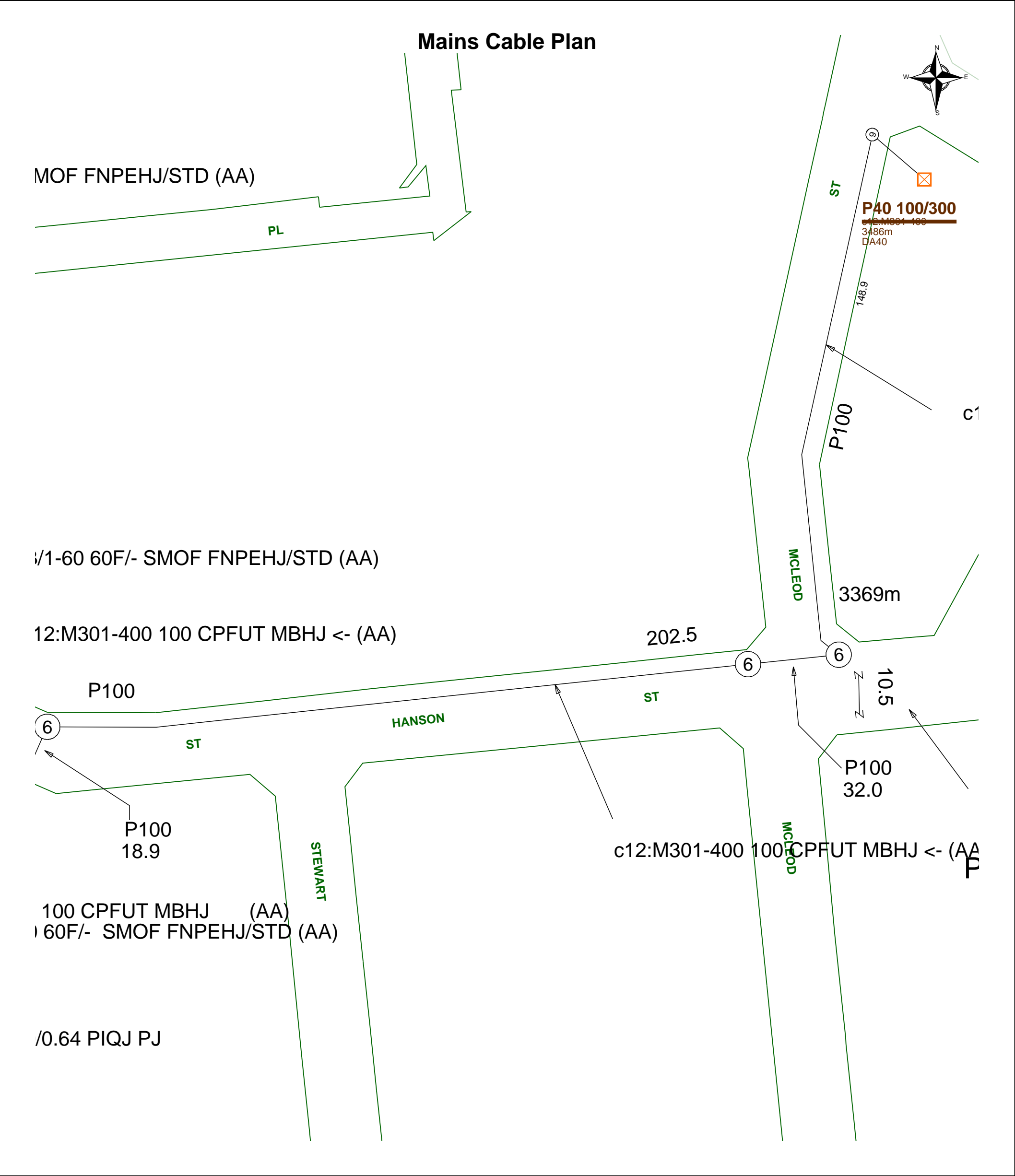
The above plan must be viewed in conjunction with the Mains Cable Plan on the following page


WARNING

Telstra plans and location information conform to Quality Level "D" of the Australian Standard AS 5488-Classification of Subsurface Utility Information. As such, Telstra supplied location information is indicative only. Spatial accuracy is not applicable to Quality Level D. Refer to AS 5488 for further details. The exact position of Telstra assets can only be validated by physically exposing it. Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy. Further on site investigation is required to validate the exact location of Telstra plant prior to commencing construction work. A Certified Locating Organisation is an essential part of the process to validate the exact location of Telstra assets and to ensure the asset is protected during construction works.

See the Steps- Telstra Duty of Care that was provided in the email response.

Page 1 of 2



	Report Damage: https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra-equipment Ph - 13 22 03 Email - Telstra.Plans@team.telstra.com Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries	Sequence Number: 216261220
	TELSTRA CORPORATION LIMITED A.C.N. 051 775 556	Please read Duty of Care prior to any excavating
	Generated On 21/09/2022 16:20:52	

WARNING
Telstra plans and location information conform to Quality Level "D" of the Australian Standard AS 5488-Classification of Subsurface Utility Information. As such, Telstra supplied location information is indicative only. Spatial accuracy is not applicable to Quality Level D. Refer to AS 5488 for further details. The exact position of Telstra assets can only be validated by physically exposing it. Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy. Further on site investigation is required to validate the exact location of Telstra plant prior to commencing construction work. A Certified Locating Organisation is an essential part of the process to validate the exact location of Telstra assets and to ensure the asset is protected during construction works.

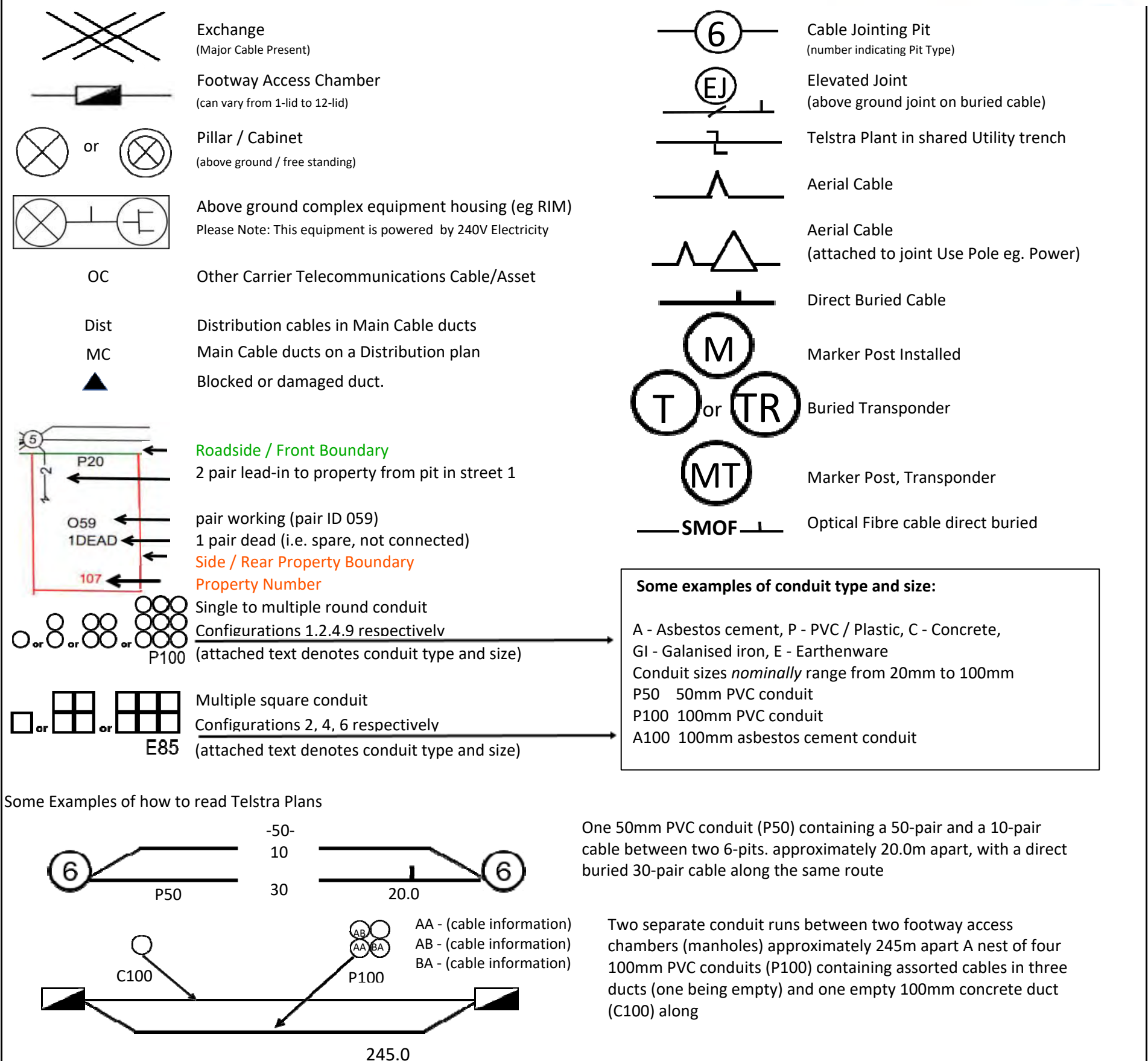
See the Steps- Telstra Duty of Care that was provided in the email response.

LEGEND

IT'S HOW
WE CONNECT



For more info contact a Certified Locating Organisation or Telstra Plan Services 1800 653 935



WARNING: Telstra plans and location information conform to Quality Level 'D' of the Australian Standard AS 5488 - Classification of Subsurface Utility Information. As such, Telstra supplied location information is indicative only. Spatial accuracy is not applicable to Quality Level D. Refer to AS 5488 for further details. Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy shown on the plans. FURTHER ON SITE INVESTIGATION IS REQUIRED TO VALIDATE THE EXACT LOCATION OF TELSTRA PLANT PRIOR TO COMMENCING CONSTRUCTION WORK. A plant location service is an essential part of the process to validate the exact location of Telstra assets and to ensure the assets are protected during construction works. The exact position of Telstra assets can only be validated by physically exposing them. Telstra will seek compensation for damages caused to its property and losses caused to Telstra and its customers.

To: Leanne Dombrowski
Phone: Not Supplied
Fax: Not Supplied
Email: marketing@merrifield.com.au

Dial before you dig Job #:	32774936	 DIAL BEFORE YOU DIG <small>www.1100.com.au</small>
Sequence #	216261217	
Issue Date:	21/09/2022	
Location:	36a Hanson Street , Mira Mar , WA , 6330	

Indicative Plans



LEGEND



	Parcel and the location
	Pit with size "5"
	Power Pit with size "2E". Valid PIT Size: e.g. 2E, 5E, 6E, 8E, 9E, E, null.
	Manhole
	Pillar
<p>2 PO – T- 25.0m P40 – 20.0m</p>	<p>Cable count of trench is 2. One "Other size" PVC conduit (PO) owned by Telstra (-T-), between pits of sizes, "5" and "9" are 25.0m apart. One 40mm PVC conduit (P40) owned by NBN, between pits of sizes, "5" and "9" are 20.0m apart.</p>
<p>2 10.0m</p>	2 Direct buried cables between pits of sizes, "5" and "9" are 10.0m apart.
	Trench containing any INSERVICE/CONSTRUCTED (Copper/RF/Fibre) cables.
	Trench containing only DESIGNED/PLANNED (Copper/RF/Fibre/Power) cables.
	Trench containing any INSERVICE/CONSTRUCTED (Power) cables.
	Road and the street name "Broadway ST"
<p>Scale</p>	<p>0 20 40 60 Meters 1:2000 1 cm equals 20 m</p>

ESTABLISHED IN ALBANY FOR OVER 80

19/10/2022

The Client
C/- Merrifield Real Estate
258 York Street
ALBANY WA 6330

To whom it may concern,

RE: RENTAL APPRAISAL – 36A HANSON STREET, MIRA MAR

We wish to thank you for the opportunity to provide a rental appraisal for the above-mentioned property.

After viewing the property and taking into consideration its location and condition, we feel we can expect to achieve circa **\$600.00 - \$650.00 per week** in the current rental market. The higher amount could be gained with the consideration of allowing pets. This property would be unable to be leased as separate dwellings unless sub metres for both water and electricity were installed.

In our opinion the property does require some works to be completed to bring it up to rental standard, these items have been listed below in rank of what must be done 'required' and recommended works. We recommend you seek further information from the undersigned as to what works are necessary to be completed.

Required works;

- Minimum security upgrades to be completed;
- Blind legislation compliance to be checked;

In accordance with requirements to minimum security, internal blind cords and RCD and Smoke Alarm checks, please make your own investigations as to whether this property is compliant. Information can be obtained through the below websites:

Smoke Alarm guidelines:

[DFES_fireinthehome-smokealarm-renting-selling-FAQs.pdf](#)

Internal Blind cord requirements:

[Obligations of landlords - corded internal window coverings | Department of Mines, Industry Regulation and Safety \(commerce.wa.gov.au\)](#)

Minimum Security Requirements:

[Rental property security standards | Department of Mines, Industry Regulation and Safety \(commerce.wa.gov.au\)](http://commerce.wa.gov.au)

Should you have any questions, please feel free to contact me on (08) 9841 4022.

Yours faithfully,

A handwritten signature in blue ink, appearing to be 'L. Dunham', with a long horizontal line extending to the right.

Lisa Dunham
Senior Property Manager

Please note, as per our Professional Indemnity Policy, we must state the following: The Statements have been prepared solely for the information of the client and not for any third party. Although every care has been taken in arriving at the figure, we stress that it is an opinion only and not to be taken as a sworn valuation. We must add the warning that we shall not be responsible should the Statements or any part thereof be incorrect or incomplete in any way. This appraisal is deemed valid for 30 days from the date completed, or such earlier date if you become aware of any factors that have any effect on the property value.