

**FOR SALE**



**Offers Above \$899,000**

**17 SHELL BAY ROAD, LOWER KING**



## NATURAL SANCTUARY EMBODIES TRANQUILITY

- Spacious family home with fabulous river and harbour views
- Rendered brick; impressive indoor and outdoor living spaces
- Carport, powered shed-workshop, solar panels, water tank, bore
- Enchanting lifestyle block, lush gardens, fruit trees, natives, birds
- Near fishing, boating, few minutes to Grammar, easy commute

**Merrifield**  
REAL ESTATE

 **4**  **2**  **4**  **4045 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



# 17 SHELL BAY ROAD, LOWER KING



## Specification

Asking Price	Offers Above \$899,000	Land Size	4045.00 m2
Bedrooms	4	Frontage	See Certificate of Title
Bathrooms	2	Restrictive Covenants	See Certificate of Title
Toilets	2	Zoning	R5
Parking	2	School Zone	Flinder Park PS & ASHS
Sheds	Double Garage	Sewer	Septic Tanks
HWS	Electric	Water	Scheme Drinking Water
Solar	Yes	Internet Connection	NBN Available
Council Rates	\$2,604.89	Building Construction	Brick Veneer & Zinc
Water Rates	\$275.72	Insulation	Yes
Strata Levies	N/A	Built/Builder	Approx 1981
Weekly Rent	\$500 - \$530 per week	BAL Assessment	N/A
Lease Expiry	N/A	Items not included	N/A









WESTERN



AUSTRALIA

TITLE NUMBER

Volume

Folio

1532

296

## 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 57 ON DIAGRAM 56632

### REGISTERED PROPRIETOR: (FIRST SCHEDULE)

LUCILLE ZOLA CULLAM OF BINBROOK, MONKEY ROCK ROAD, JERRAMUNGUP

(T H959098 ) REGISTERED 17/12/2001

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

1. H959099 MORTGAGE TO BANK OF WESTERN AUSTRALIA LTD REGISTERED 17/12/2001.

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: 1532-296 (57/D56632)  
PREVIOUS TITLE: 1329-58  
PROPERTY STREET ADDRESS: 17 SHELL BAY RD, LOWER KING.  
LOCAL GOVERNMENT AUTHORITY: CITY OF ALBANY



ORIGINAL - NOT TO BE REMOVED FROM OFFICE OF T

LT. 37

CT 1532 0296 F



Application B712112

WESTERN

AUSTRALIA

Volume 1329 Folio 58

1532

29



## CERTIFICATE OF TITLE

UNDER THE "TRANSFER OF LAND ACT, 1893" AS AMENDED



I certify that the person described in the First Schedule hereto is the registered proprietor of the undermentioned estate in the undermentioned land subject to the easements and encumbrances shown in the Second Schedule hereto.

Dated 15th May, 1979

REGISTRAR OF TITLES

*Limdonough*ESTATE AND LAND REFERRED TO

Estate in fee simple in portion of Plantagenet Location 50 and being Lot 57 on Diagram 56632, delineated and coloured green on the map in the Third Schedule hereto.

FIRST SCHEDULE (continued overleaf)

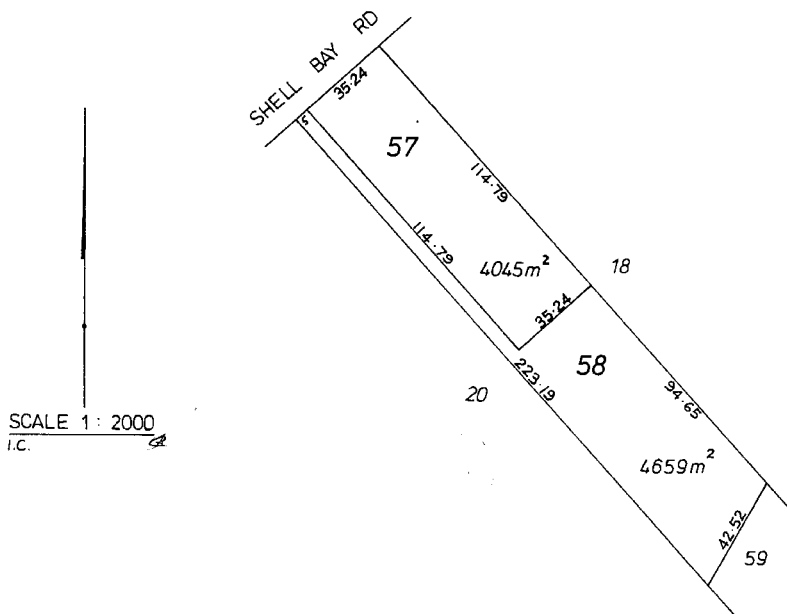
~~John Thomas Malcolm Argus, Manager and Kathleen Ann Argus, his wife, both of "Van Will Lower King, as joint tenants"~~

SECOND SCHEDULE (continued overleaf)

NIL

*Limdonough*

REGISTRAR OF TITLES

THIRD SCHEDULE

NOTE: RULING THROUGH AND SEALING WITH THE OFFICE SEAL INDICATES THAT AN ENTRY NO LONGER HAS EFFECT. ENTRIES NOT RULED THROUGH MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS.

72008/12/77-45M-S/2880

PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING TO THIS CERTIFICATE OR ANY NOTIFICATION HEREON

NOTE: RULING THROUGH AND SEALING WITH THE OFFICE SEAL INDICATES THAT AN ENTRY NO LONGER HAS EFFECT.  
ENTRIES NOT RULED THROUGH MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS.

## FIRST SCHEDULE (continued)

INSTRUMENT NATURE	REGISTERED PROPRIETOR	INSTRUMENT NUMBER		REGISTERED	TIME	SEAL	INITIALS
		NATURE	NUMBER				
<del>Mortgage</del>	<del>Benny Maeloolm Morrison, Farmer and Marion Claude Morrison, his wife, both of "Glencoe", Pingelly, as joint tenants.</del>	<del>Transfer</del>	<del>E712113</del>	<del>15.5.79</del>	<del>9.30</del>	<del>[Seal]</del>	<del>[Initials]</del>
Mortgage	Michael Jan Storm, Business Proprietor and Megan Jane Storm, Speech Pathologist, both of 27 David Street, Albany, as joint tenants.	Transfer	G17712	31.10.80	9.01	[Seal]	[Initials]
Mortgage	The correct address of the registered proprietors is now Lot 57 Shell Bay Road, Lower King via Albany.	By	D49269	21.6.85	9.06	[Seal]	[Initials]
Mortgage	Megan Jane Storm of Lot 57 Shell Bay Road, Lower King via Albany, by survivorship. (Michael Jan Storm died 7-4-1989).	Application	E143347	6.7.89	10.19	[Seal]	[Initials]
Mortgage	John Anthony Treanor and Angela Dale Treanor both of 28 Golf Links Road, Albany, as joint tenants.	Transfer	E438092	31.8.90	15.56	[Seal]	[Initials]
Mortgage	Peter Joseph Thomson McGregor and Sharon Ann McGregor both of 17 Shellbay Road, Albany, as joint tenants	Transfer	G125307	14.3.96	15.30	[Seal]	[Initials]
Mortgage	George Ronald Doherty and Elsie Janet Doherty both of 21 Muirhead Way, Kingsley as joint tenants.	Transfer	G177575	15.5.96	8.41	[Seal]	[Initials]
Mortgage	Dirk Roeland Van De Velde and Diane Elizabeth Louisa Van De Velde both of 17 Shellbay Road, Albany, as joint tenants.	Transfer	H526711	16.8.00	8.30	[Seal]	[Initials]

NOTE: RULING THROUGH AND SEALING WITH THE OFFICE SEAL INDICATES THAT AN ENTRY NO LONGER HAS EFFECT.  
ENTRIES NOT RULED THROUGH MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS.

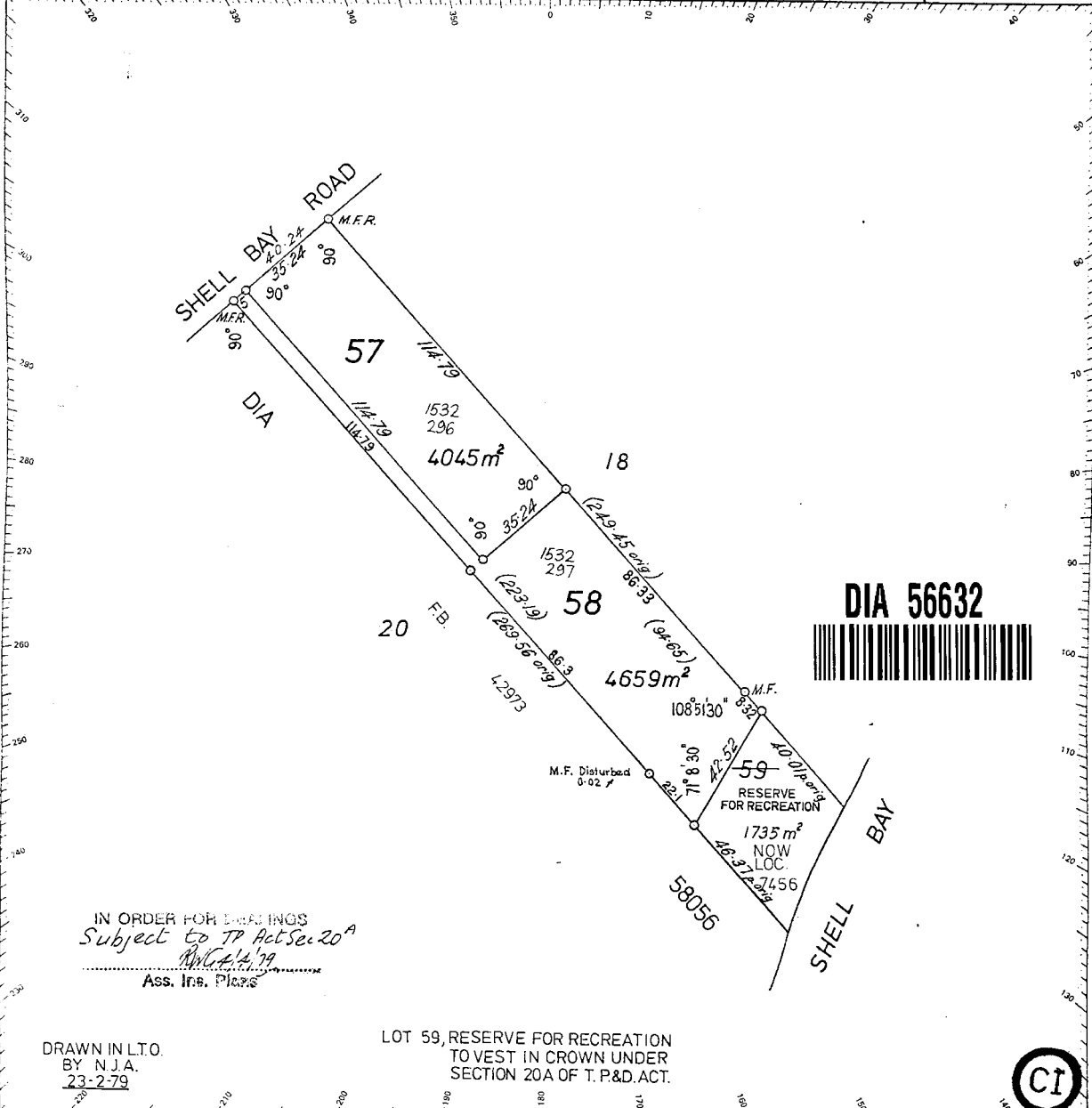
## SECOND SCHEDULE (continued)

INSTRUMENT NATURE	PARTICULARS	REGISTERED	TIME	SEAL	INITIALS	CANCELLATION	NUMBER	REGISTERED OR LODGED	SEAL	INITIALS
Mortgage	to Bank of New South Wales Savings Bank Limited.	31.10.80	9.02	[Seal]	[Initials]	Discharged	D381230	15.12.86	[Seal]	[Initials]
Mortgage	to Bank of New South Wales.	31.10.80	9.02	[Seal]	[Initials]	Discharged	D381231	15.12.86	[Seal]	[Initials]
Mortgage	to Bank of New South Wales.	15.5.81	9.02	[Seal]	[Initials]	Discharged	D49268	21.6.85	[Seal]	[Initials]
Mortgage	to Westpac Banking Corporation.	21.6.85	9.06	[Seal]	[Initials]	Discharged	D621365	7.12.87	[Seal]	[Initials]
Mortgage	to Westpac Banking Corporation.	7.12.87	9.09	[Seal]	[Initials]	Discharged	E170178	15.8.89	[Seal]	[Initials]
Mortgage	to Westpac Banking Corporation.	27.10.88	9.00	[Seal]	[Initials]	Discharged	E170178	15.8.89	[Seal]	[Initials]
Mortgage	to National Australia Bank Ltd.	31.8.90	15.56	[Seal]	[Initials]	Discharged	G125306	14.3.96	[Seal]	[Initials]
Mortgage	to National Australia Bank Ltd.	14.3.96	15.30	[Seal]	[Initials]	Discharged	G177574	15.5.96	[Seal]	[Initials]
Mortgage	to Bank of Western Australia Ltd.	15.5.96	8.41	[Seal]	[Initials]	Discharged	H526710	16.8.00	[Seal]	[Initials]
Mortgage	to Australia & New Zealand Banking Group Ltd.	16.8.00	8.30	[Seal]	[Initials]					

## Diagram 56632

Lot	Certificate of Title	Lot Status	Part Lot
57	1532/296	Registered	
58	1532/297	Registered	
7456	LR3121/772	Registered	

Town or District.	Number of Lot or Location.	Field Book.	Scale.	Certificate in which Land is Vested.	Area
PLANTAGENET	LOT 19 OF LOC 50	42022	1:1500	Vol. 1329 Fol. 58...	1.0439 ha



DIA 56632



DRAWN IN L.T.O.  
BY N.J.A.  
23-2-79

LOT 59, RESERVE FOR RECREATION  
TO VEST IN CROWN UNDER  
SECTION 20A OF T.P.D.ACT.

#### CERTIFICATE

I hereby certify that this survey was performed by me personally (or under my own personal supervision, inspection and field check) in strict accordance with the Licensed Surveyors (Guidance of Surveyors) Regulations, 1961.

Date: 15-5-79

Licensed Surveyor

Approved by Town Planning Board

50554  
- 8 MAR 1979  
Date: 13-3-79

Chairman

Approved

**APPROVED**

Inspector of Plans and Surveys

Examined

Date: 15-5-79

On

Plan: 3645(2)

Diagram

Index Plan CORIMUP.2000.14-13

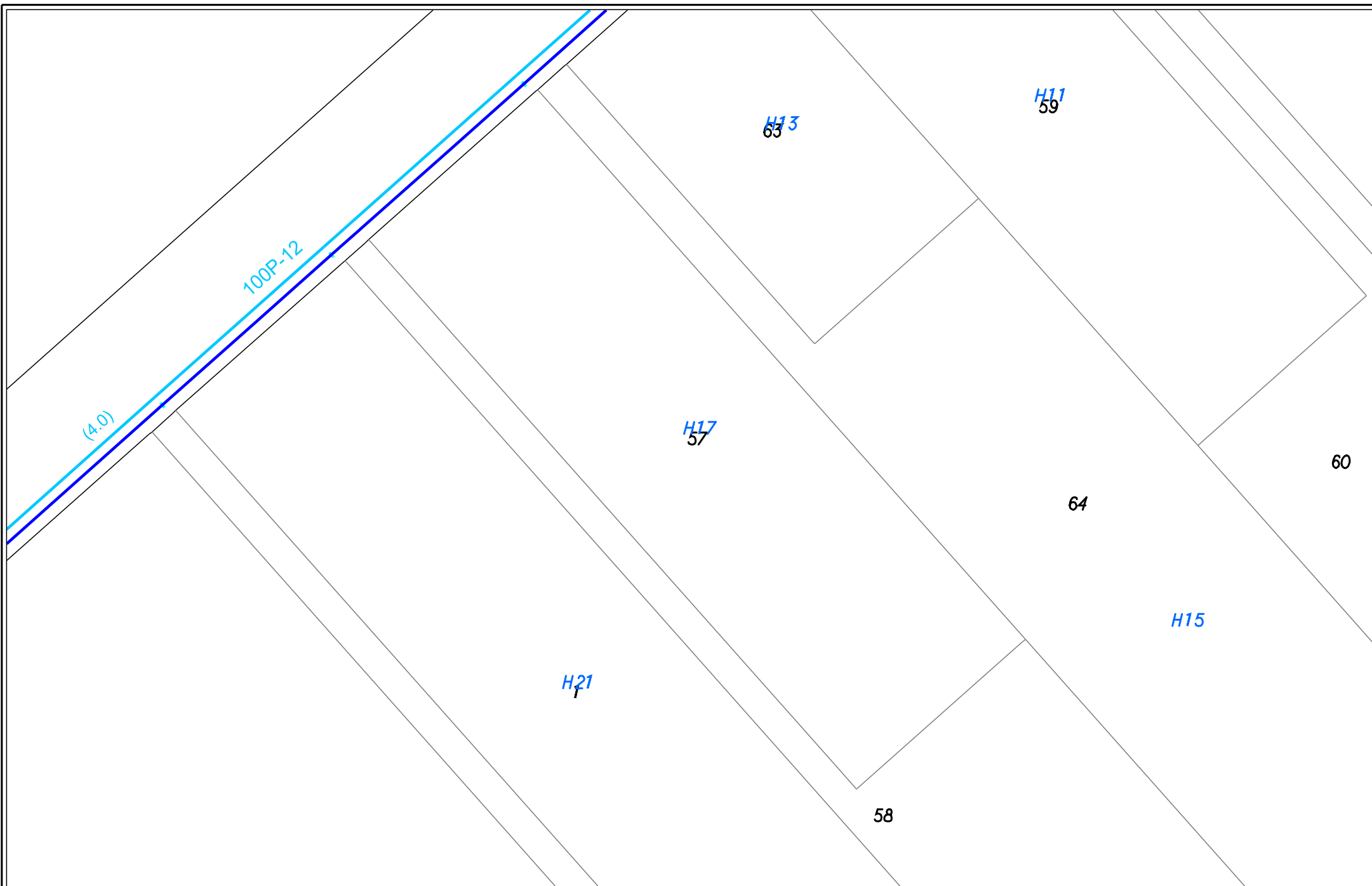
Registered

Diagram No.

56632

1:1500 2M 021 DIA 40362





Scale: 1:750 Centre Point: 117.940°, -34.941°

Sequence No: 233718125

Print Date: 02/01/2024 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](mailto: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](http://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

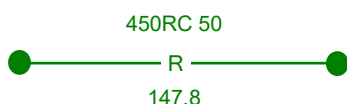
S steel

VC vitrified clay



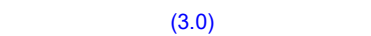
CANNING TRUNK MAIN

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.

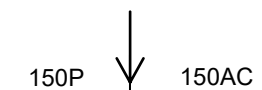
MWA12345 or PWD12345 or CK43

### 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).



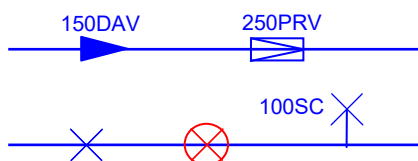
### PIPE OVERPASS

The overpass symbol indicates the shallower of the two pipes.





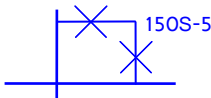
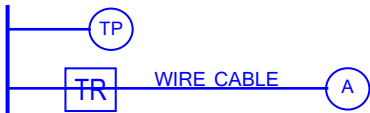





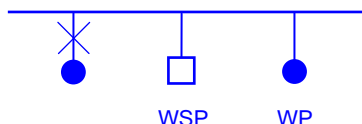
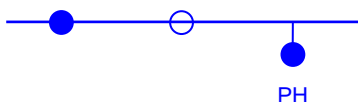
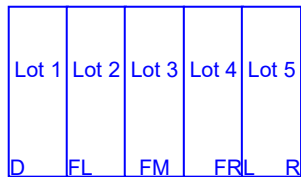


### VALVES

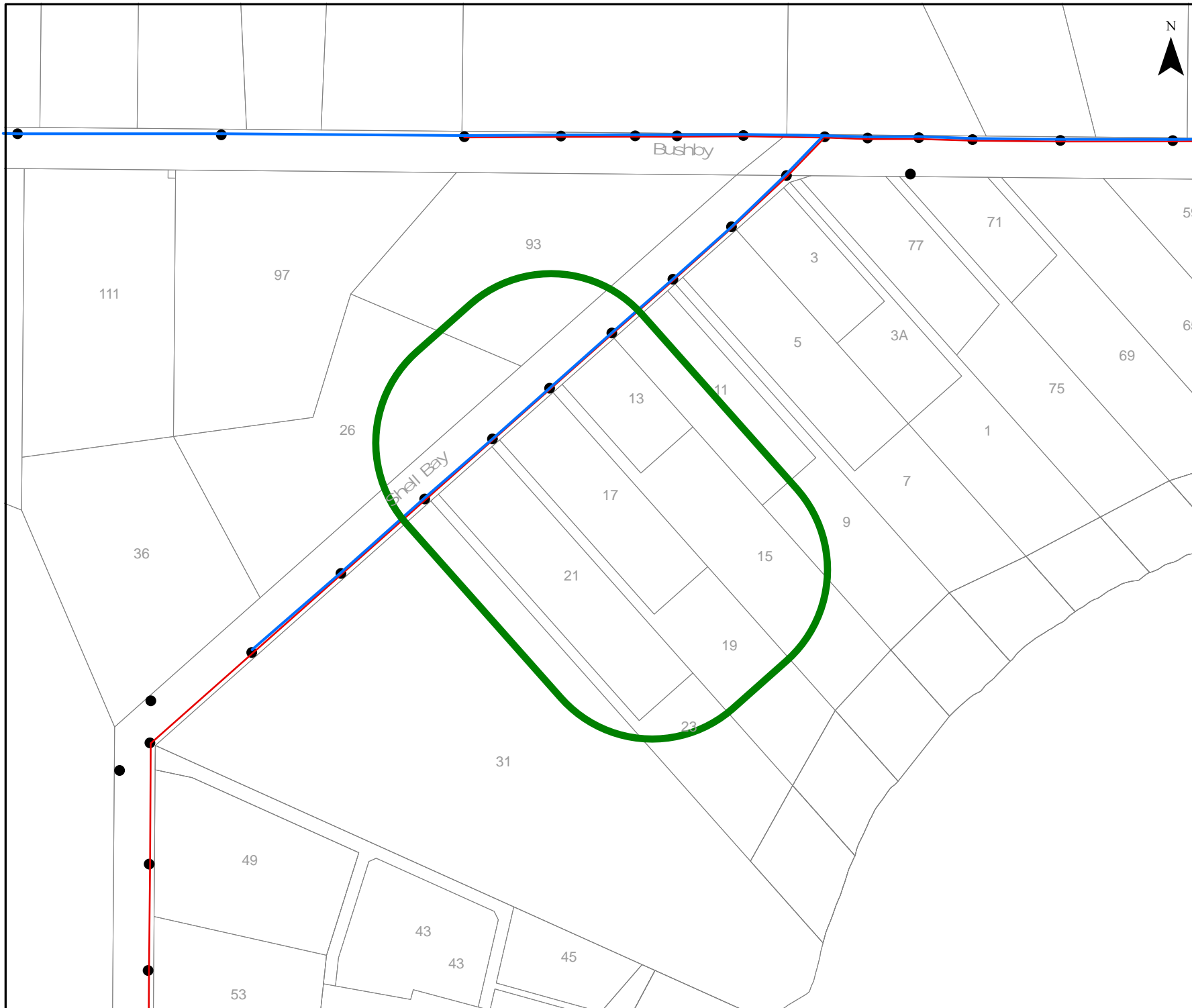
Many different valve types are in use. Valve may be in a pit or have a visible valve cover. There may be no surface indication.



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.



 	<b>FIRE SERVICES</b> 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.	
	<b>PIPE BYPASS</b> Bypass will not be on the same alignment as the main pipeline.	
	<b>CATHODIC PROTECTION (CP)</b> 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	
	<b>ACCESS TEE OR MANHOLE OR SERVICE ACCESS PIT</b> 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.	
	<b>WASTEWATER ACCESS CHAMBERS (MANHOLES)</b> -- 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.	
	<b>WASTEWATER MANHOLE INFORMATION BOXES</b> 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.	
	<b>HAZARDOUS MANHOLE</b> Indicates a potential health hazard from risk of exposure to toxic waste. WARNING: Opening any manhole is dangerous and is prohibited.	
	<b>FLOWMETER</b> Various types of flow meters located in a pit. May be labelled with identifier. (e.g. 50 MFM, 50MM)	
	<b>STANDPIPE, WATER SAMPLING POINT (WSP), WATER SUPPLY POINT (WP)</b> May be located adjacent to mains. Usually there will be some visible indication.	
	<b>Hydrant</b> May not be visible. <b>Hydrant Tee</b> May not be visible. <b>Pillar hydrant</b> Visible	
	<b>PRE-LAID SERVICES</b> 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.	
	<b>SEWER OR DRAINAGE PUMP STATION</b> Several pipes and a pressurised main will be in the vicinity.	
	<b>OPEN CHANNEL</b> 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.



**OVERHEAD LEGEND**

**Structures**

- Power Pole    ■ Transmission Poles

**Transmission Overhead Powerline**

- Transmission (33kV - 330kV)

**Distribution Overhead Powerline**

- High Voltage (1kV - 33kV)
- Low Voltage (< 1kV)

**Proposed Construction Assets**

- Design Area \*
- High Voltage Overhead Powerline
- Low Voltage Overhead Powerline
- Power Pole

**Communications Assets**

- Overhead Pilot Cable

**Feature**

- Area of Interest

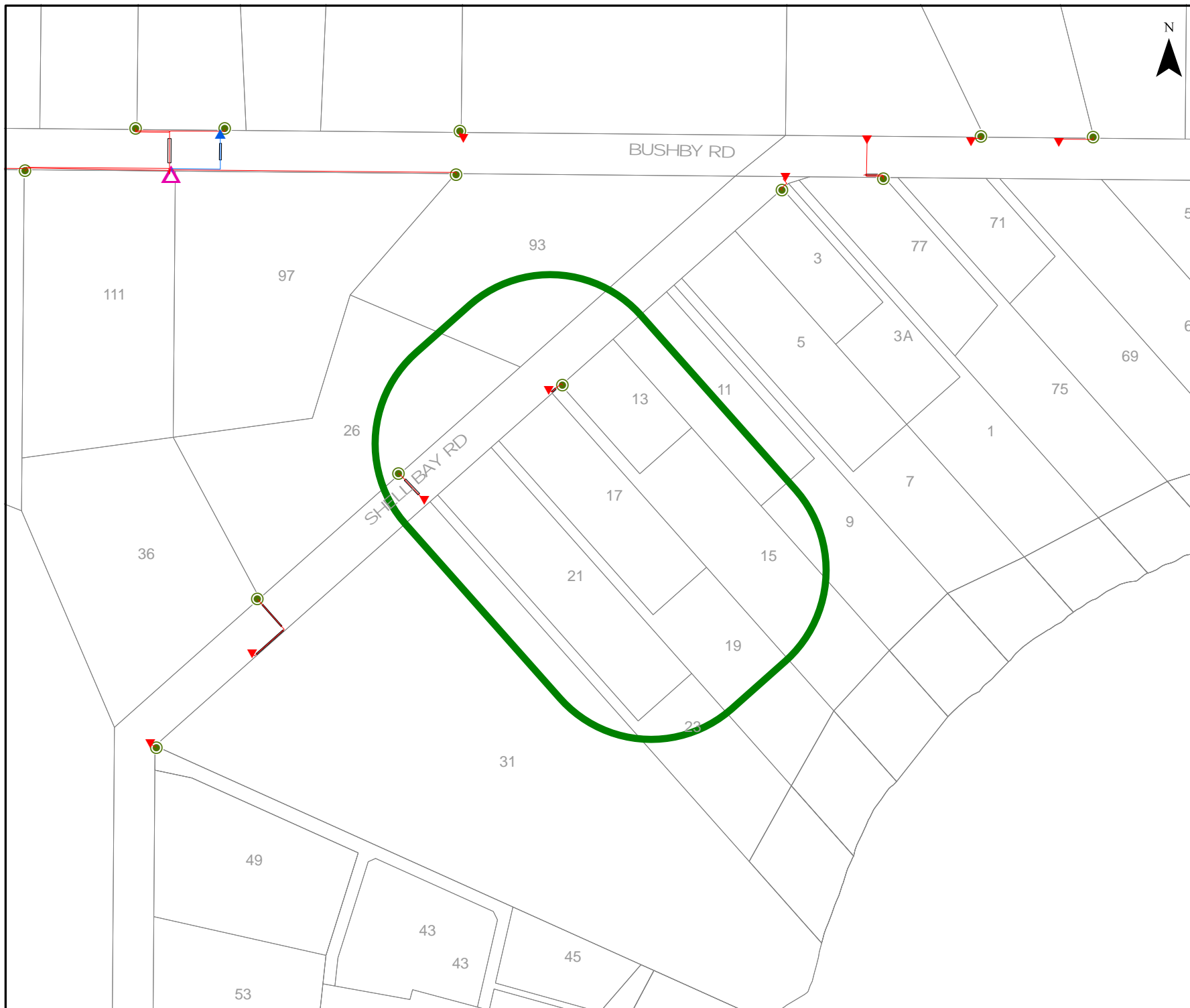
**\* Please refer to coversheet**  
**Privately owned cables NOT SHOWN**  
**(including house services)**  
**This map is INDICATIVE ONLY.**  
**Check that you have enough**  
**clearance from the DANGER ZONES**  
**near overhead powerlines.**  
**Telephone Support: 1300 769 345**  
**Mon to Fri - 08:00 to 16:30**

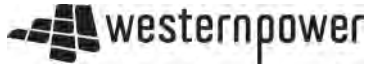
Information valid for 30 days  
from date of issue

A4    Scale : 1:2500

**WARNING! Look out for  
overhead power lines**











**UNDERGROUND LEGEND**

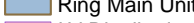
**Structures**

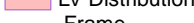
 Pillar

 Metal Pole


 Transformer Site


 UG Crossing \*


 Ring Main Unit


 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

 Transformer site

 HV Termination

 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 : 1:2500

**WARNING! Look out for overhead power lines**







## OPENING ELECTRONIC MAP ATTACHMENTS -

Telstra Cable Plans are generated automatically in either PDF or DWF file types dependant on the site address and the size of area selected. You may need to download and install free viewing software from the internet e.g.



### PDF Map Files (max size A3)

Adobe Acrobat Reader ( <http://get.adobe.com/reader/> ),



### DWF Map Files (all sizes over A3)

Autodesk Viewer (Browser) ( <https://viewer.autodesk.com/> ) or

Autodesk Design Review ( <http://usa.autodesk.com/design-review/> ) for DWF files.  
(Windows)



### Telstra BYDA map related enquiries

email - [Telstra.Plans@team.telstra.com](mailto:Telstra.Plans@team.telstra.com)

1800 653 935 (AEST Business Hours only)



### REPORT ANY DAMAGE TO THE TELSTRA NETWORK IMMEDIATELY

Report online - <https://www.telstra.com.au/forms/report-damage-to-telstra-equipment>

Ph: 13 22 03

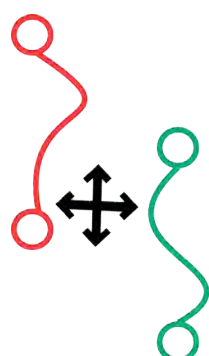
If you receive a message asking for a phone or account number say:

"I don't have one" then say "Report Damage" then press 1 to speak to an operator.



### Telstra New Connections / Disconnections

13 22 00



**Telstra asset relocation enquiries:** 1800 810 443 (AEST business hours only).

[NetworkIntegrity@team.telstra.com](mailto:NetworkIntegrity@team.telstra.com)

<https://www.telstra.com.au/consumer-advice/digging-construction>

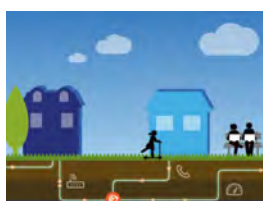


DBYD Certification

Certified Locating Organisation (CLO)

<https://dbydlocator.com/certified-locating-organisation/>

Please refer to attached Accredited Plant Locator.pdf



Telstra Smart Communities

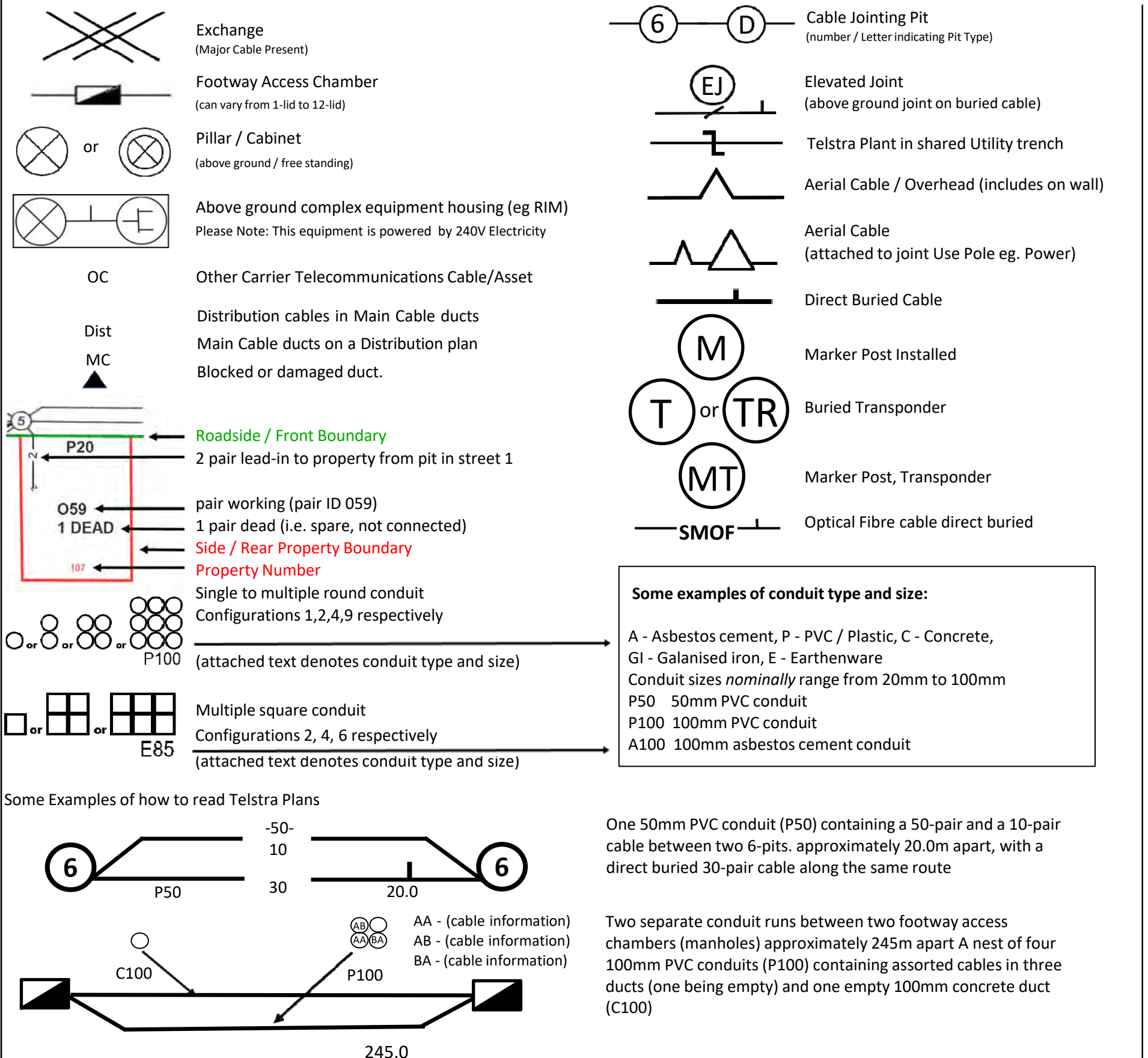
Information for new developments (developers, builders, homeowners)

<https://www.telstra.com.au/smart-community>

# LEGEND




For more info contact a [Certified Locating Organisation](#) or Telstra Plan Services 1800 653 935



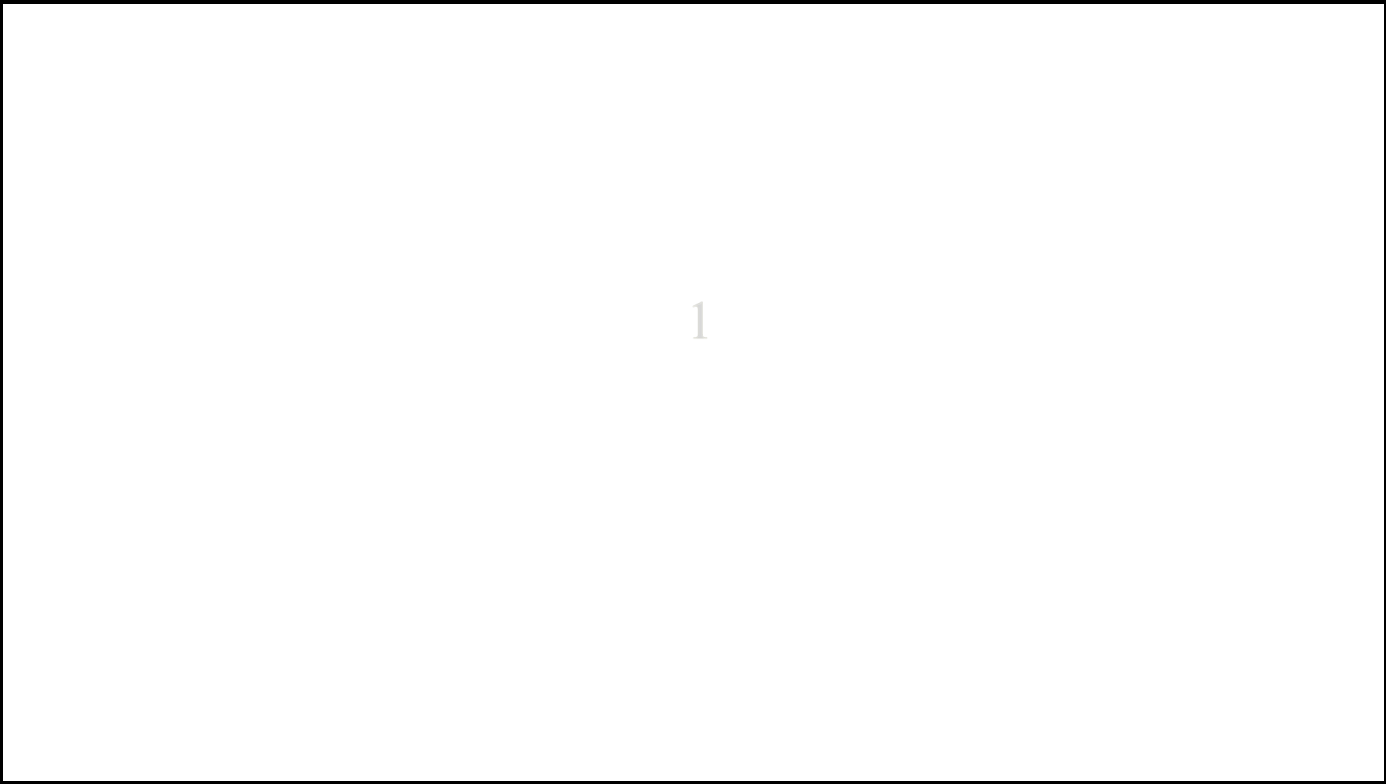
**WARNING:** Telstra plans and location information conform to Quality Level 'D' of the Australian Standard AS 5488 - Classification of Subsurface Utility Information. As such, Telstra supplied location information is indicative only. Spatial accuracy is not applicable to Quality Level D. Refer to AS 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:** Shalea Wray  
**Phone:** Not Supplied  
**Fax:** Not Supplied  
**Email:** marketing@merrifield.com.au

<b>Dial before you dig Job #:</b>	35736820	 <b>DIAL BEFORE YOU DIG</b> <a href="http://www.1100.com.au">www.1100.com.au</a>
<b>Sequence #</b>	233718124	
<b>Issue Date:</b>	02/01/2024	
<b>Location:</b>	17 Shell Bay Rd , Lower King , 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 <b>INSERVICE/CONSTRUCTED</b> (Copper/RF/Fibre) cables.
	Trench containing only <b>DESIGNED/PLANNED</b> (Copper/RF/Fibre/Power) cables.
	Trench containing any <b>INSERVICE/CONSTRUCTED</b> (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>





05/01/2024

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

To whom it may concern,

**RE: RENTAL APPRAISAL – 17 SHELL BAY ROAD, LOWER KING**

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 **\$500.00 - \$530.00 per week** in the current rental market. The higher amount could be gained with the consideration of allowing pets.

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;

- Garden tidy

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 \(commerce.wa.gov.au\)](#)

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

Yours faithfully,



Donna Roberts

**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.