

FOR SALE



Offers Above \$449,000

11 STANLEY STREET, MOUNT MELVILLE



Merrifield Real Estate



Merrifield Real Estate



Merrifield Real Estate

HILLSIDE HAVEN WITH GENERATIONAL CHARM

- 1960s built character cottage, extended and modernised
- Less than 2km from town, near schools, shops, other amenities
- Open plan living, separate study, front deck with expansive outlook
- Good-sized block, subdivision potential, easy care front and rear yard
- Excellent first home or rental investment opportunity



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 ABN 66 768 696 418**

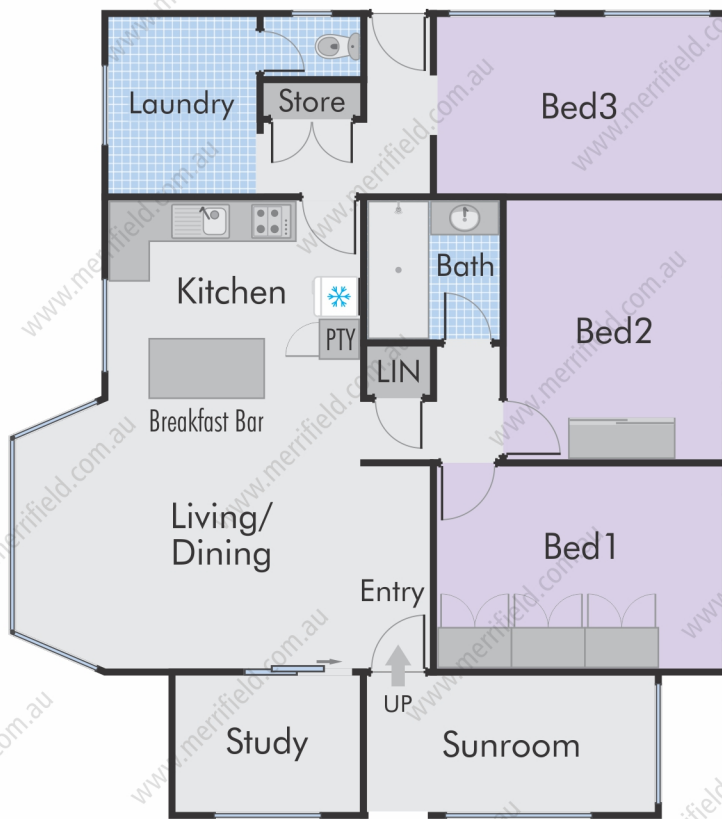
11 STANLEY STREET, MOUNT MELVILLE



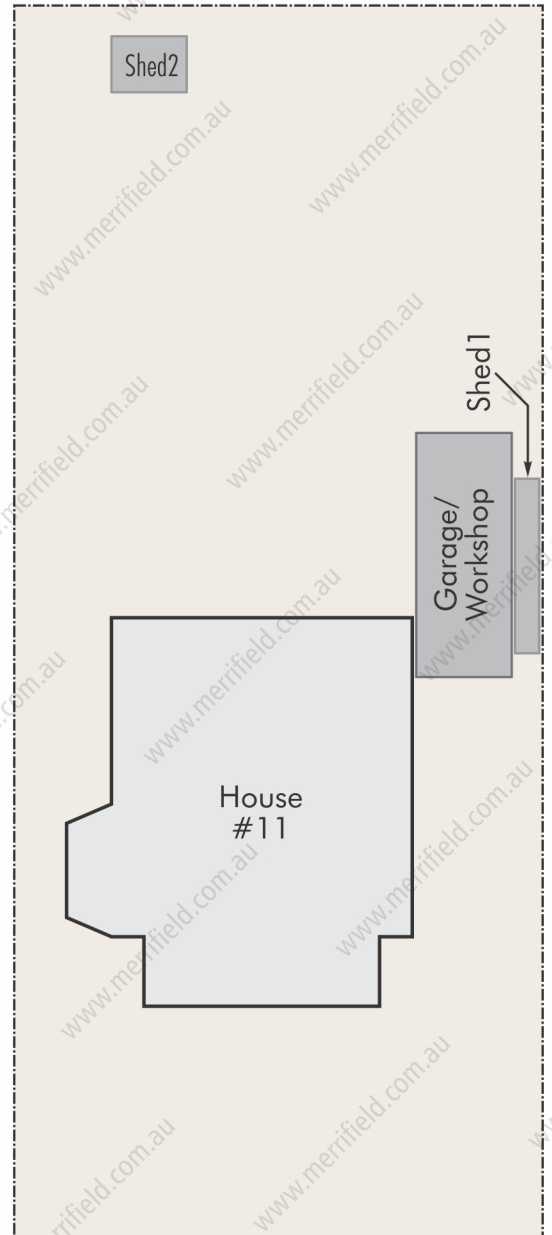
Specification

Asking Price	Offers Above \$449,000	Land Size	622.00 m2
Bedrooms	3	Frontage	16.5m
Bathrooms	1	Restrictive Covenants	See Certificate of Title
Toilets	1	Zoning	Residential / R30
Parking	1	School Zone	Yakamia Primary School & N.A.S.H.S
Sheds	N/A	Sewer	Connected
HWS	Instantaneous Gas	Water	Scheme Connected
Solar	N/A	Internet Connection	NBN Available
Council Rates	\$2,225.58	Building Construction	Asbestos & Colorbond
Water Rates	\$1,525.99	Insulation	Unknown
Strata Levies	N/A	Built/Builder	Approx 1960
Weekly Rent	\$500.00 - \$550.00	BAL Assessment	N/A





Floor Plan



Site Plan

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.



Author: Created: 2024-12-06 15:00:00 URL: <https://mapviewer.plus.com/landgate.wa.gov.au/?address=11%20Stanley%20Street%2C%20MOUNT%20MELVILLE%206330&theme=hybrid>

0 0.007 0.014 0.02 0.027 km

WESTERN



AUSTRALIA

TITLE NUMBER

Volume Folio

1941 574

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 52 ON PLAN 299

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

DUNCAN JAMES STIRLING OF 11 STANLEY STREET MOUNT MELVILLE WA 6330
(T N435383) REGISTERED 15/9/2016

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

1. SAVE AND EXCEPT THE RIGHTS TO MINES OF COAL OR OTHER MINERALS
2. N606280 MORTGAGE TO BENDIGO AND ADELAIDE BANK LTD REGISTERED 24/4/2017.

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: 1941-574 (52/P299)
PREVIOUS TITLE: 1111-938
PROPERTY STREET ADDRESS: 11 STANLEY ST, MOUNT MELVILLE.
LOCAL GOVERNMENT AUTHORITY: CITY OF ALBANY

ORIGINAL—NOT TO BE REMOVED FROM OFFICE OF TITLES

Transfer F68510
Volume 1111 Folio 938

WESTERN



AUSTRALIA

REGISTER BOOK
VOL. FOL.

CT 1941 574



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 18th December, 1992

REGISTRAR OF TITLES



ESTATE AND LAND REFERRED TO

Estate in fee simple in portion of Albany Suburban Lot 112 and being Lot 52 on Plan 299 (Sheet 1), delineated on the map in the Third Schedule hereto, save and except the right to mines of coal or other minerals.

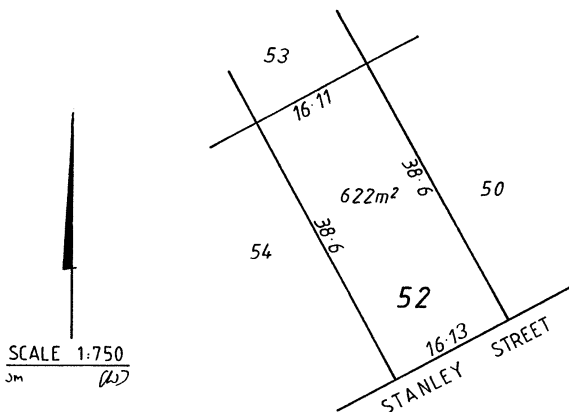
FIRST SCHEDULE (continued overleaf)

Johannes Matues Vondeling and Jean Vondeling both of 11 Stanley Street, Albany, as joint tenants.

SECOND SCHEDULE (continued overleaf)

1. MORTGAGE F68511 to The State Housing Commission. Registered 18.12.92 at 10.15 hrs.

THIRD SCHEDULE



NOTE: ENTRIES MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS.

E67590/3/89-20M-L/4664

Superseded - Copy for Sketch Only

Page 1 (of 2 pages) 1941 574
VOL. FOL.

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

FIRST SCHEDULE (continued)		NOTE: ENTRIES MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS				
INSTRUMENT NATURE	INSTRUMENT NUMBER	REGISTERED	TIME	SEAL	CERT. OFFICER	REGISTERED PROPRIETOR

SECOND SCHEDULE (continued)		NOTE: ENTRIES MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS									
INSTRUMENT NATURE	INSTRUMENT NUMBER	PARTICULARS	REGISTERED	TIME	SEAL	CERT. OFFICER	CANCELLATION	NUMBER	REGISTERED OR LODGED	SEAL	CERT. OFFICER

Plan 299

Lot	Certificate of Title	Lot Status	Part Lot
1	1374/860	Registered	
2	1374/861	Registered	
3	1477/380	Registered	
4	1192/413	Registered	
5	1282/988	Registered	
6	1564/528	Registered	
7	1115/511	Registered	
8	2129/449	Registered	
9	1262/995	Registered	
10	1262/996	Registered	
11	1474/703	Registered	
12	1474/704	Registered	
13	1474/705	Registered	
14	1474/706	Registered	
15	1220/226	Registered	
16	1301/245	Registered	
17	1991/227	Registered	
20	1212/182	Registered	
21	1295/688	Registered	
22	1214/340	Registered	
23	1240/550	Registered	
24	1115/676	Registered	
25	1253/537	Registered	
26	436/107A	Registered	
27	1484/796	Registered	
28	1224/406	Registered	
29	1224/407	Registered	
30	1665/520	Registered	
31	1989/889	Registered	
32	SP77225	Strata'd	
32	1570/997 (Cancelled)	Strata'd	
33	1740/813	Registered	
36	1217/734	Registered	
37	7/321A	Registered	
38	1962/7	Registered	
39	416/159A	Registered	
40	1753/38	Registered	
41	1964/781	Registered	
42	1792/589	Registered	
43	1159/75	Registered	
44	371/65A	Registered	
45	495/49A	Registered	
46	1562/460	Registered	
47	2175/693	Registered	
48	1938/122	Registered	

Plan 299

Lot	Certificate of Title	Lot Status	Part Lot
49	1575/292	Registered	
50	2175/694	Registered	
51	1138/508	Registered	
52	1941/574	Registered	
53	1707/860	Registered	
54	1200/56	Registered	
55	1227/95	Registered	
56	2170/953	Registered	
57	1213/675	Registered	
58	1138/509	Registered	
59	1240/316	Registered	
60	1516/653	Registered	
61	1660/275	Registered	
62	1290/155	Registered	
63	1289/514	Registered	
64	1282/472	Registered	
67	1151/637	Registered	
68	1173/700	Registered	
69	1895/883	Registered	
70	1380/281	Registered	
71	1148/519	Registered	
72	1244/204	Registered	
73	1419/507	Registered	
74	2117/747	Registered	
75	1212/812	Registered	
76	1236/612	Registered	
77	140/87A	Registered	
78	140/88A	Registered	
79	403/174A	Registered	
80	1240/76	Registered	
81	2170/954	Registered	
82	403/180A	Registered	
83	425/34A	Registered	
84	1769/695	Registered	
85	1769/263	Registered	
86	1744/714	Registered	
87	1172/335	Registered	
88	1655/873	Registered	
89	1755/763	Registered	
90	1891/1000	Registered	

ALBANY SUB LOTS 111,112,113

CORR. 34-09

F.B. 2516

F.B. 4682 p.11

F.B. 4683 p.1,3 & 7

F.B. 4688 p.6 & 7

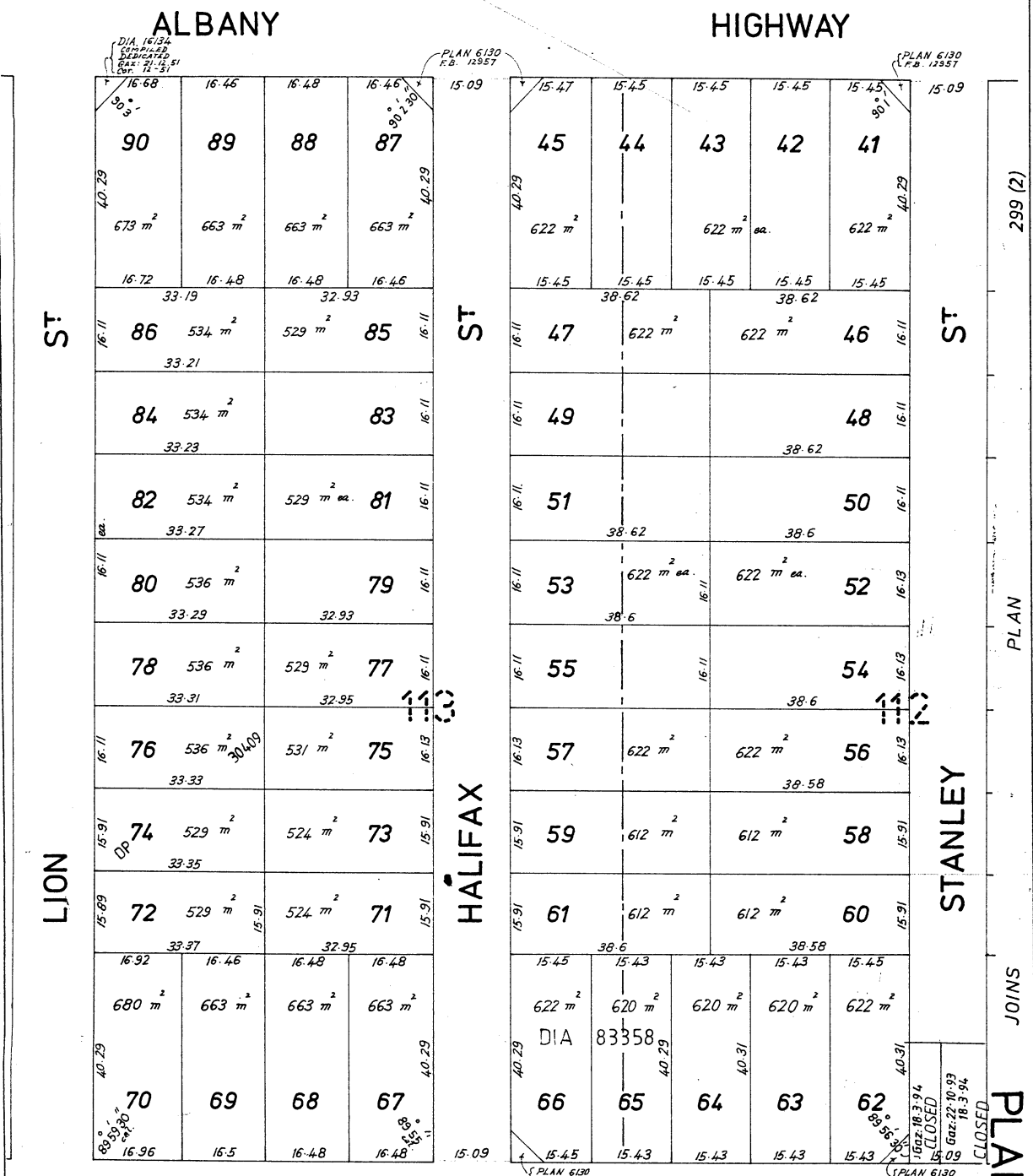
INDEX PLAN CORUMUP 2000 10-06

C / T 33-261

APPROVED
1 . 9 . 11



PLAN 299(1)
2 SHEETS



299 (2)

PLAN

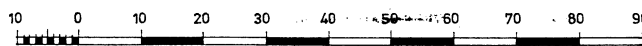
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PLAN 299(1)
2 SHEETS

SERPENTINE

RD.

SCALE





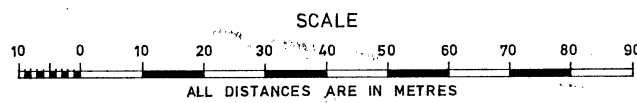
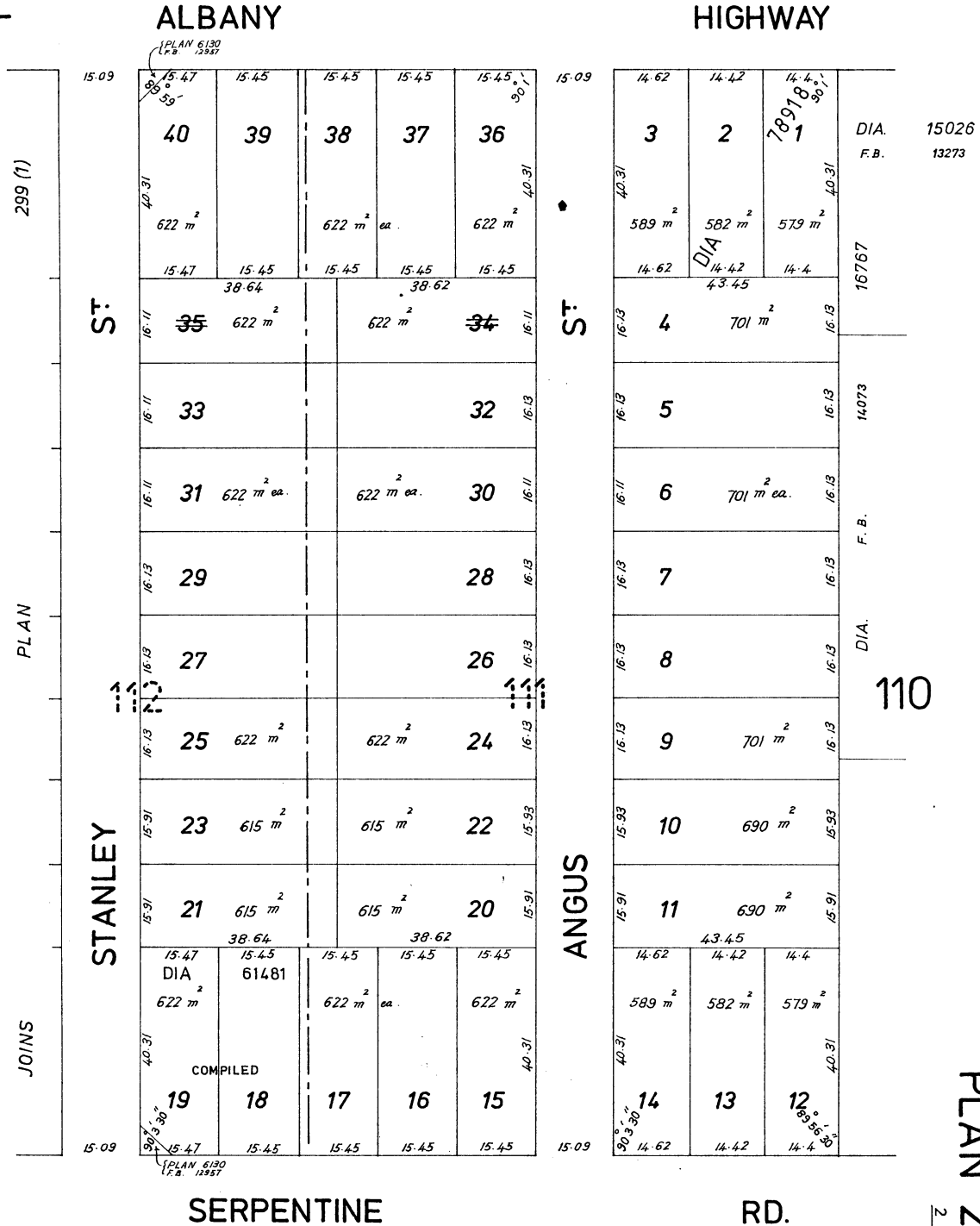
ALBANY SUB. LOTS 111,112,113

CORR. 34-09
F.B. 2516
F.B. 4682 p.11
F.B. 4683 p.1 3 & 7
F.B. 4688 p. 6 & 7

APPROVED
1 . 9 . 11

INDEX PLAN CORIMUP 2000 10 06
C / T 33-261

PLAN 299(2)
2 SHEETS



PLAN 299(2)
2 SHEETS



Page No: 1

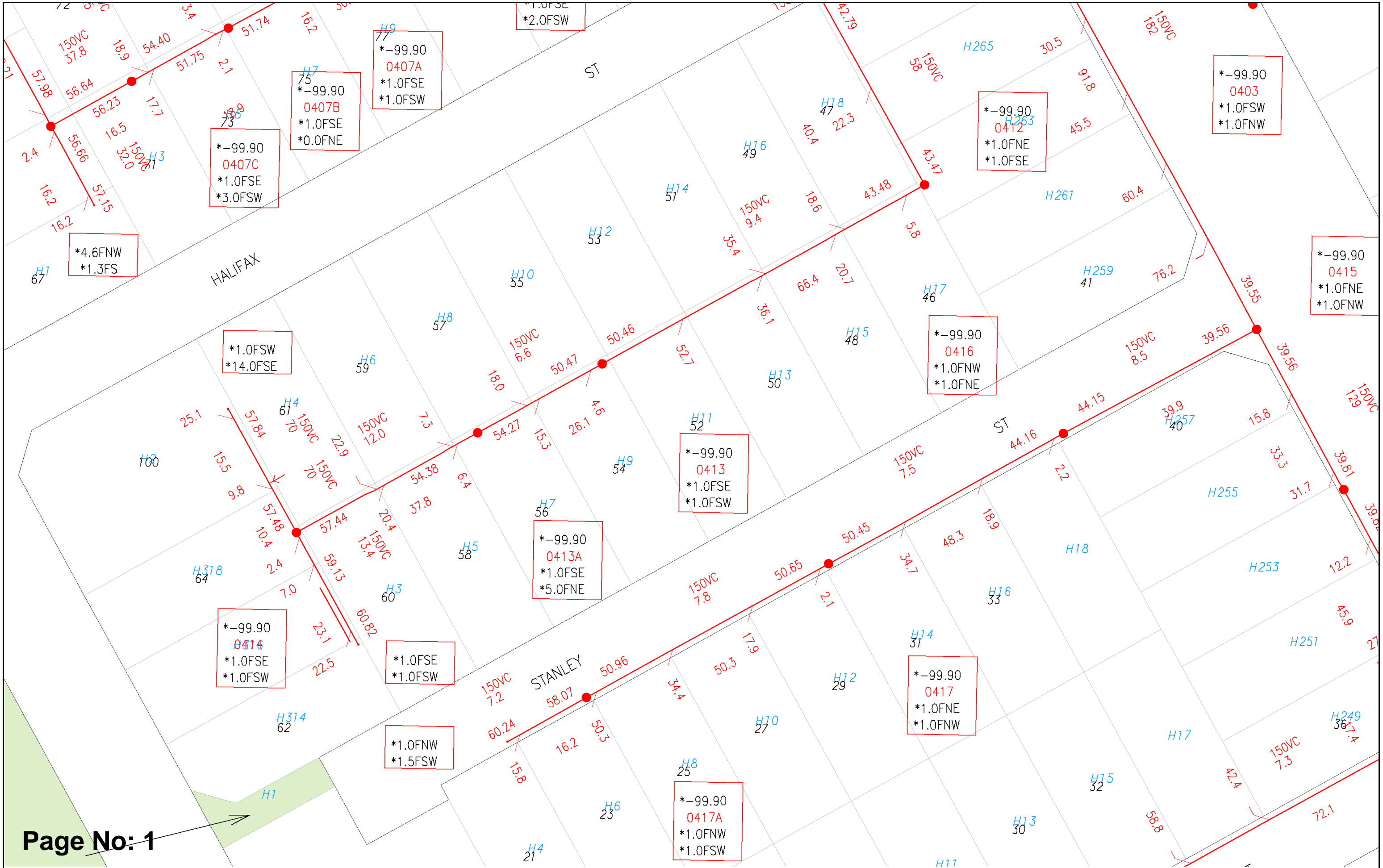


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 Sequence No.: 249048638
 Print Date: 23 Dec 2024



Water

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Page No: 1



Scale: 1:750
 Job No.: 38322096
 Sequence No.: 249048638
 Print Date: 23 Dec 2024



Sewer

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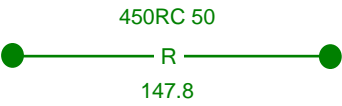
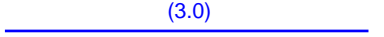

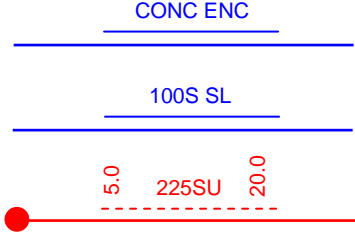
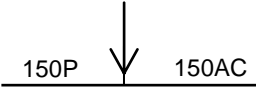


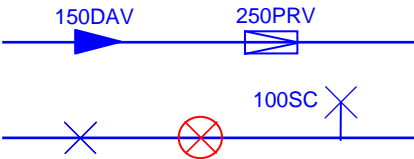
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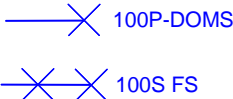
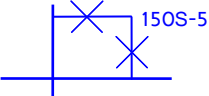






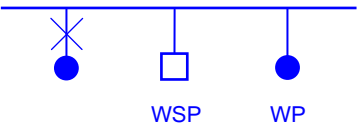
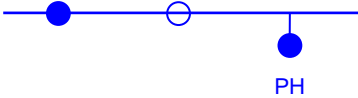
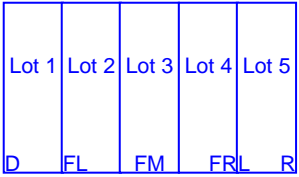


INFORMATION BROCHURE



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.

  <p style="text-align: center;"><i>CANNING TRUNK MAIN</i></p>  	<p>WATER, SEWERAGE AND DRAINAGE PIPELINES</p> <p>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.</p> <p>Pipes are not always labelled on plans as shown here – assume all pipes are significant and pothole to prove location and depth.</p> <p>P.M. pressure main M.S. main sewer R rising main (i.e. drainage pressure main)</p> <p>Common material abbreviations:</p> <p>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</p>
	<p>NON-STANDARD ALIGNMENT</p> <p>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.)</p>
	<p>OTHER PIPE SYMBOLS</p> <p>Other numbers or codes shown on pipes are not physical attributes. These are Water Corporation use only.</p>
	<p>CONCRETE ENCASEMENT, SLEEVING AND TUNNELS</p> <p>May be in different forms: steel, poured concrete, box sections, slabs.</p> 
	<p>CHANGE INDICATOR ARROW</p> <p>Indicates a change in pipe type or size. e.g. 150mm diameter PVC to 150mm diameter asbestos cement (AC).</p>
	<p>PIPE OVERPASS</p> <p>The overpass symbol indicates the shallower of the two pipes.</p>
	<p>VALVES</p> <p>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.</p> <p>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.</p>

	<p>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.</p>
	<p>PIPE BYPASS Bypass will not be on the same alignment as the main pipeline.</p>
	<p>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</p>
	<p>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.</p>
	<p>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.</p>
	<p>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.</p>
	<p>HAZARDOUS MANHOLE Indicates a potential health hazard from risk of exposure to toxic waste. WARNING: Opening any manhole is dangerous and is prohibited.</p>
	<p>FLOWMETER Various types of flow meters located in a pit. May be labelled with identifier. (e.g. 50 MFM, 50MM)</p>
	<p>STANDPIPE, WATER SAMPLING POINT (WSP), WATER SUPPLY POINT (WP) May be located adjacent to mains. Usually there will be some visible indication.</p>
	<p>Hydrant May not be visible. Hydrant Tee May not be visible. Pillar hydrant Visible</p>
	<p>PRE-LAID SERVICES D Deferred FL Fully Pre-laid Left FM Fully Pre-laid Front Middle FR Fully Pre-laid Right L Left R Right</p> <p>Code indicates on which side of a lot the water service is located: May be no visible indication at site.</p>
<p>SOUTH PERTH PS1</p> 	<p>SEWER OR DRAINAGE PUMP STATION Several pipes and a pressurised main will be in the vicinity.</p>
	<p>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</p> <p>Drainage structures, even if dry, must be kept clear of any obstruction such as sand stockpiles.</p>

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)**

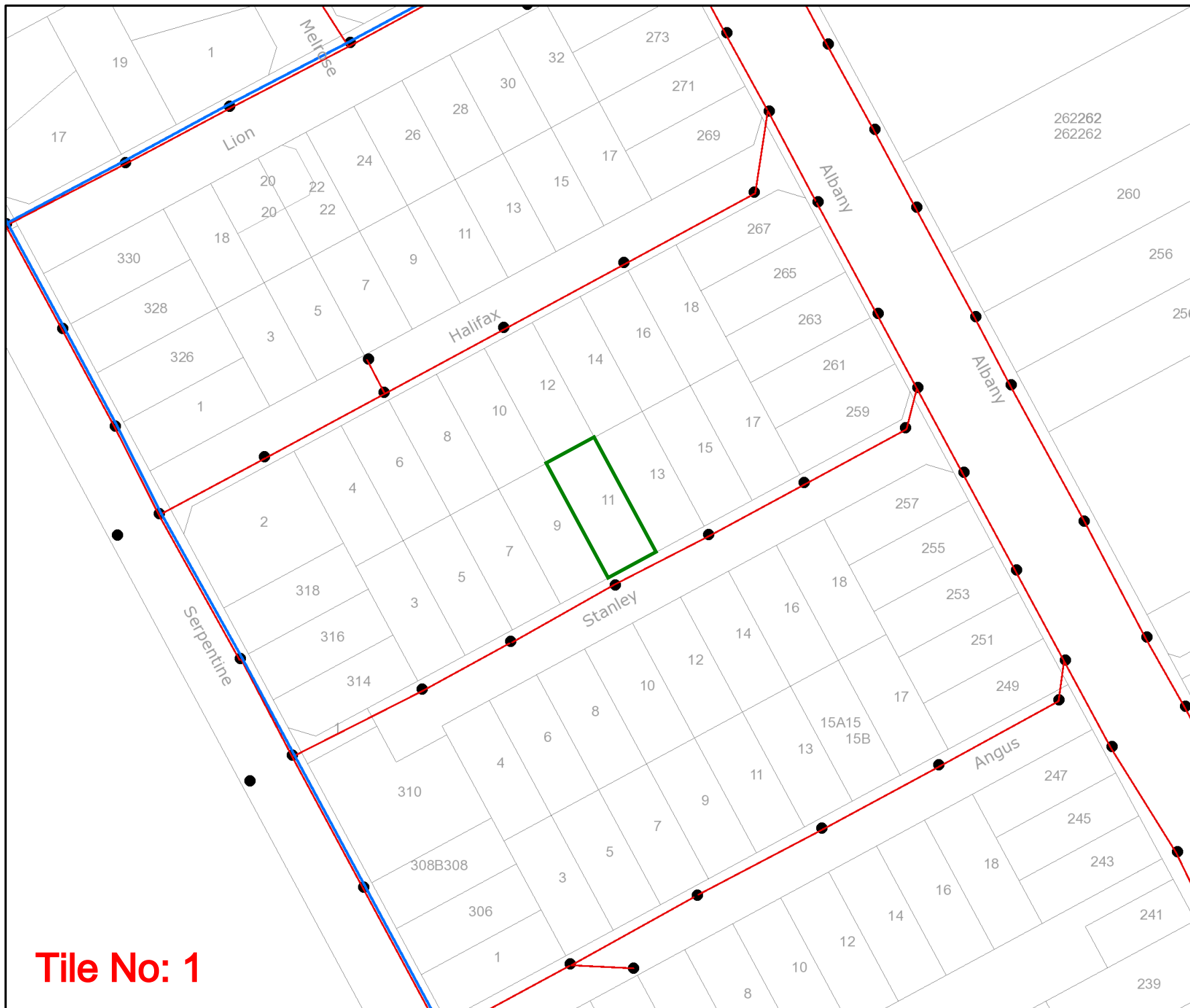
**This map is INDICATIVE ONLY.
Check that you have enough
clearance from the DANGER ZONES
near overhead powerlines.**

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

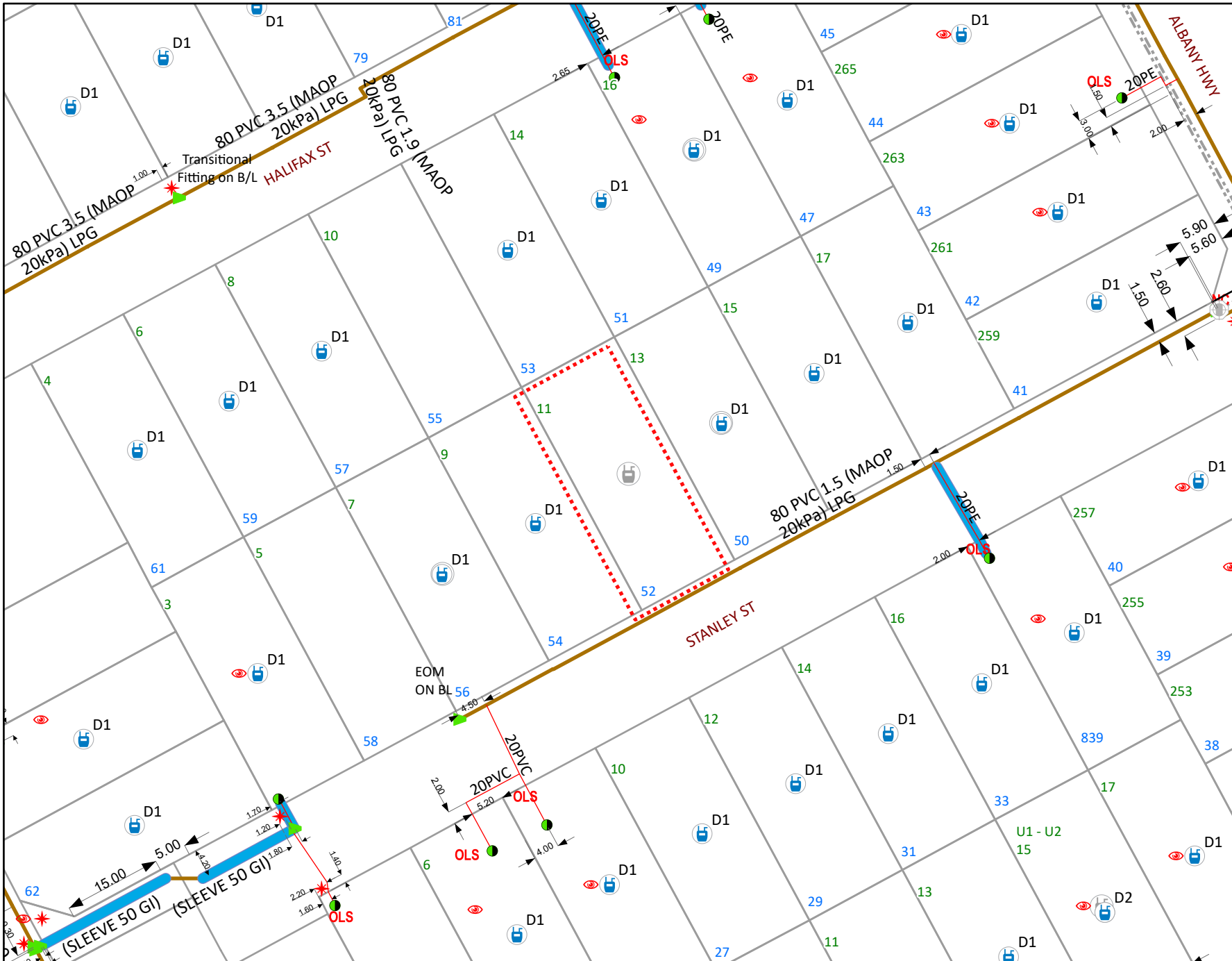
Information valid for 30 days
from date of issue

A4 Scale : 1:1500

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



Tile No: 1



WARNING

Refer to Cover Sheet for Further Information

- ⋯⋯⋯ BYDA Enquiry
- Transmission Pipelines MAOP > 1900kPa
- Distribution Pipelines MAOP > 500kPa ≤ 1900kPa
- Not Gassed 0kPa
- Distribution Pipe MAOP ≤ 7kPa
- Distribution Pipe MAOP > 7kPa ≤ 100kPa
- Distribution Pipe MAOP > 100kPa ≤ 350kPa
- - - Common Trench
- Standard Laying
- - - Relay Program
- - - Abandoned Pipe
- - - Abandoned Pipe Sold
- Service Pipe
- Meter
- Interval Meter
- Proposed Meter
- Removed Meter
- Linked Documents
- See Details
- OLS Offline Service
- BL End of Main Building
- CoD End of Main on Direction Peg
- SV Gas Service
- NC Not Connected
- Obstacle
- SC Side Elevation
- Sign
- PLS Pre Laid Service
- PLSS Pre Laid Service Stairs

Please refer to Symbols Sheet for Further Information

Disclaimer:
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.

SYMBOLS SHEET

GAS UTILITY NETWORK

EXISTING GAS NETWORK

- Transmission Pipelines
- Distribution Pipelines
- Distribution Pipe MAOP 350kPa
- Distribution Pipe MAOP 70kPa
- Distribution Pipe MAOP 7kPa
- Not Gassed (none)
- Service Pipe

PROPOSED GAS ASSETS

- Proposed Meter
- Proposed Main
- Common Trenching
- Replacement Program

ABANDONED GAS NETWORK

- Inactive / Removed Meter
- Abandoned Fitting
- Abandoned Valve
- Abandoned Gas Main
- Abandoned Fitting SOLD
- Abandoned Valve SOLD
- Abandoned Gas Main SOLD

COMPOUNDS

- Gate Station
- Pressure Reducing Station
- L.P.G. Tank
- Hydrogen Plant

VALVES

- Isolation Valves
- Service Valves

MONITORING DEVICES

- Flow Monitoring Device
- Pressure Monitoring Device

ASSOCIATED INFRASTRUCTURE

- Associated Asset

DUCTS AND SLEEVES

- Duct
- Horizontal Boring
- Sleeve
- Road Crossing
- Concrete Slabbing

REGULATOR SETS

- Regulator Set
- Boundary Regulator

DELIVERY POINTS

- Meter
- Interval Meter
- Meter Set

PIPE JUNCTIONS

- End Cap
- Expansion Joint
- Reducer
- Tee
- Transition
- Weld
- Monolithic Joint
- Stopple
- Odorizer
- Junctions

PROTECTION DEVICES

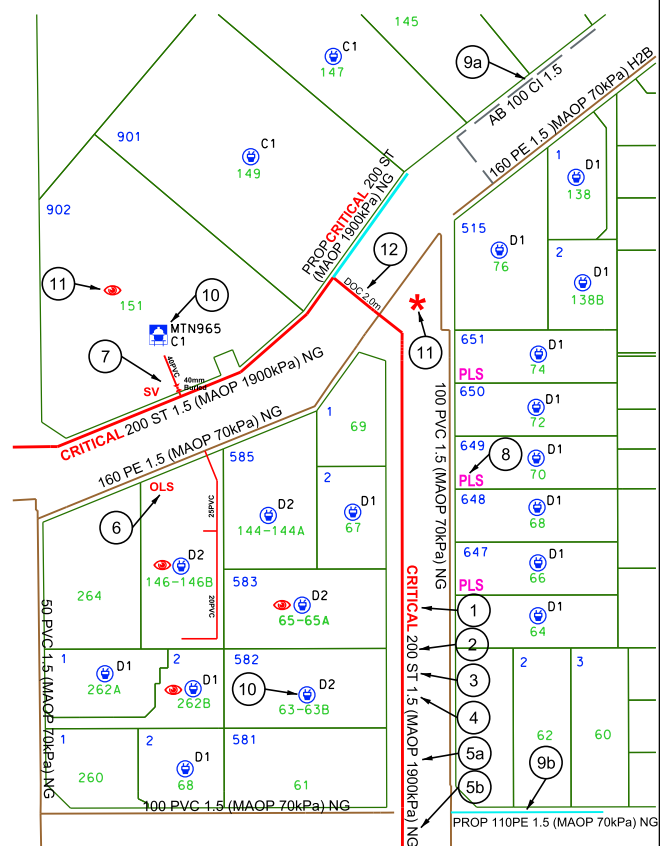
- Test Point
- Anode
- Rectifier

FEATURES

- | | | | |
|-----------------|-----------------------------|------------------|------------------|
| Side Elevation | Linked Document | Reference Line | Not Gassed |
| Obstacle | Pre-Laid Service | Gas Pit | Suburb |
| See Details | Pre-Laid Service Stairs | Arrow Pointer | Local Government |
| Not Connected | Pre-Laid Service Tee | Proving Location | |
| Gas Service | Asset end on Main | Pressure Upgrade | |
| Sign | Asset ends on Direction Peg | | |
| Offline Service | | | |

Asset Identification Legend

1. **Critical Asset (See Cover Sheet WARNINGS)**
2. Pipe Diameter (millimetres)
3. Pipe Material:
CI = Cast Iron PE = Polyethylene, GI = Galvanised Iron,
PVC = PVC, ST = Steel
4. Alignment (in metres from property line)
5. Pressure in main & Gas Type
5a) MAOP (Maximum Allowable Operating Pressure)
5b) Gas Type:
NG = Natural Gas.
H2B = Natural Gas Blended with % Hydrogen.
LPG = Liquefied Petroleum Gas.
6. Off-line Service service may not be straight line to meter.
(WARNING OLS may not always be shown on plan).
See Cover Sheet for More Information.
7. Service Valve in the vicinity
(NOTE: Service Valve may be "BURIED")
8. Pre-laid Service laid in Common Trench
9. Main Status: (See **Cover Sheet WARNINGS**)
9a. AB & ABS = Abandoned Mains, Ab Sold.
9b. PROP = Proposed Mains
10. Customer Connection: Does not indicate actual location of Meter Position
D2 (D = Domestic & 2 = Number of Meters)
C1 (C = Commercial & 1 = Number of Meters)
11. **Additional detail available and Must be obtained if within area of proposed works see Cover Sheet.**
12. Depth of Cover (DOC) in metres.






 Report Damage <https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra>
 Ph - 13 22 03
 Email - Telstra.Plans@team.telstra.com
 Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries

Sequence Number: 249048637

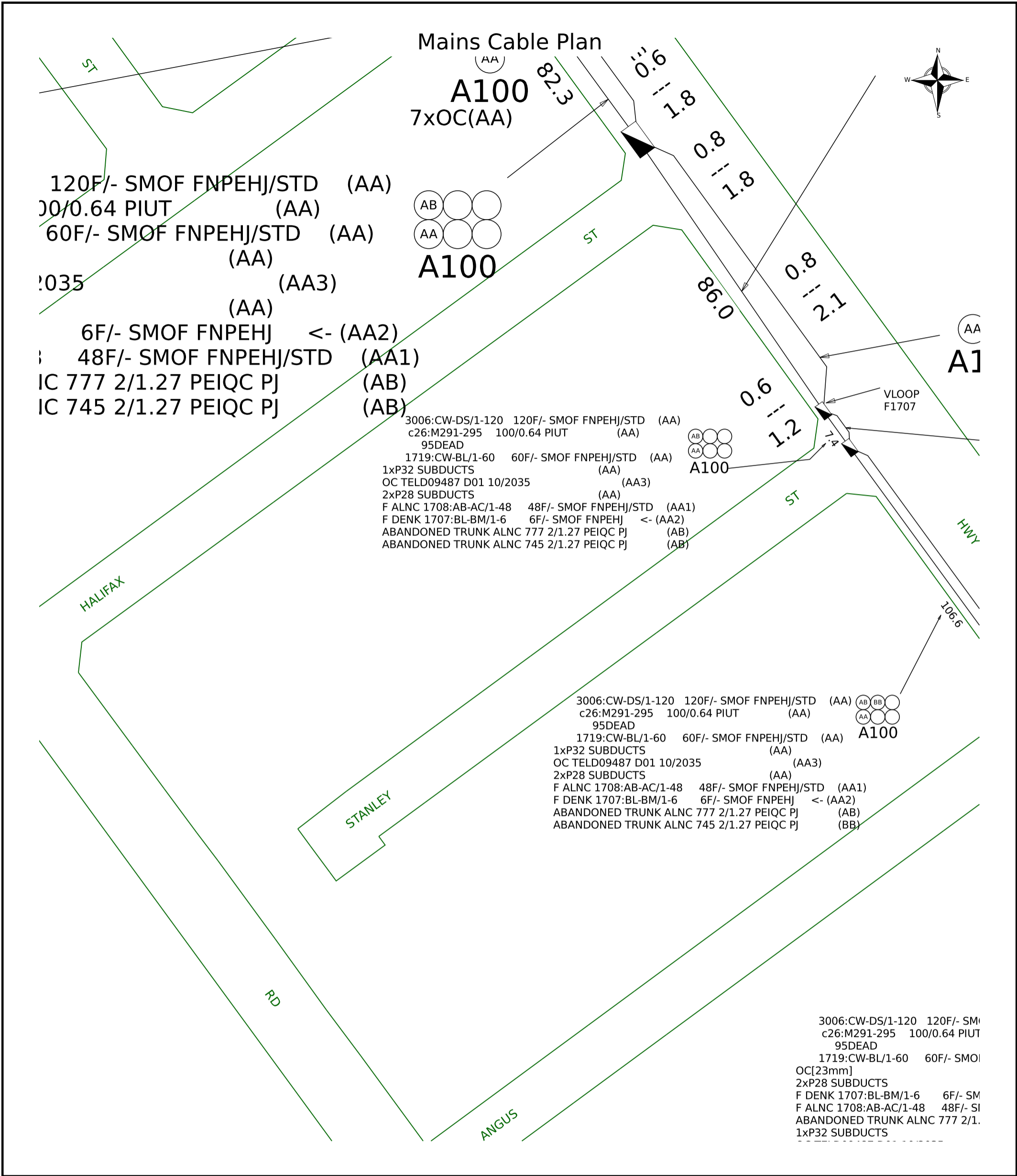
TELSTRA LIMITED A.C.N. 086 174 781
 Generated On 23/12/2024 16:33:39


CAUTION: Fibre optic and/ or major network present in plot area. Please read the Duty of Care and contact Telstra Plan Services should you require any assistance.

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.



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Sequence Number: 249048637

TELSTRA LIMITED A.C.N. 086 174 781

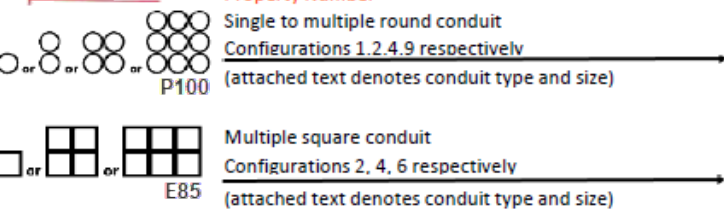
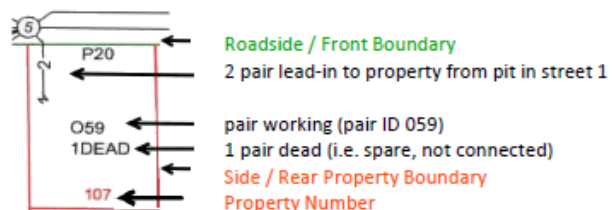
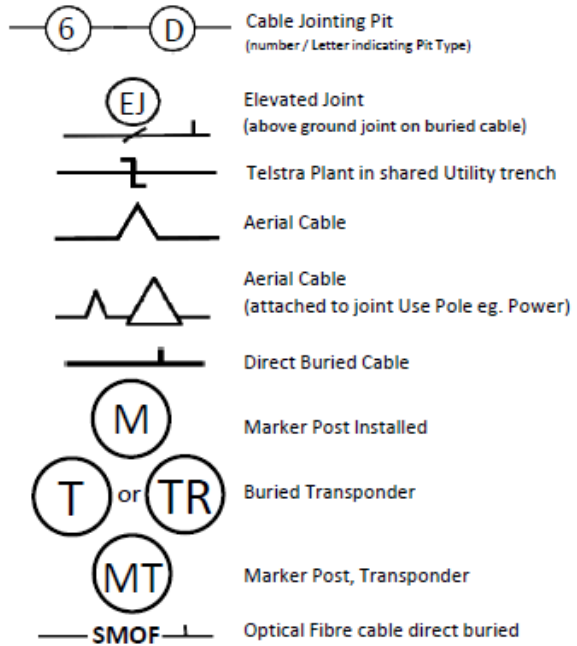
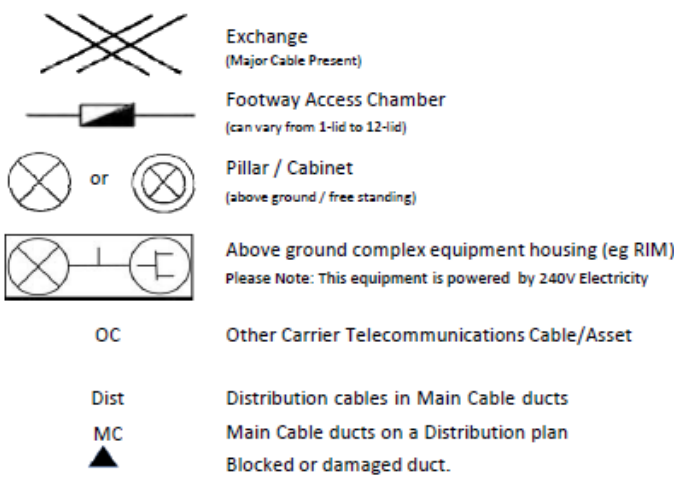
CAUTION: Fibre optic and/ or major network present in plot area. Please read the Duty of Care and contact Telstra Plan Services should you require any assistance.

Generated On 23/12/2024 16:33:42

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.

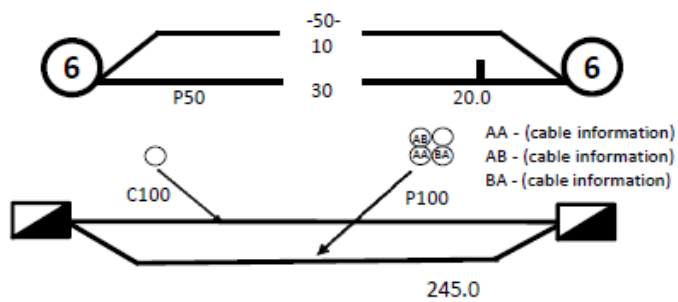
LEGEND



Some examples of conduit type and size:

A - Asbestos cement, P - PVC / Plastic, C - Concrete,
GI - Galanised iron, E - Earthenware
Conduit sizes *nominally* range from 20mm to 100mm
P50 50mm PVC conduit
P100 100mm PVC conduit
A100 100mm asbestos cement conduit

Some Examples of how to read Telstra Plans



One 50mm PVC conduit (P50) containing a 50-pair and a 10-pair cable between two 6-pits. approximately 20.0m apart, with a direct buried 30-pair cable along the same route

Two separate conduit runs between two footway access chambers (manholes) approximately 245m apart A nest of four 100mm PVC conduits (P100) containing assorted cables in three ducts (one being empty) and one empty 100mm concrete duct (C100) along

Protect our Network:

by maintaining the following distances from our assets:

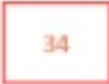




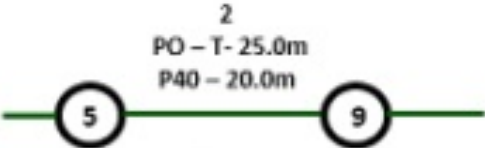






- 1.0m Mechanical Excavators, Farm Ploughing, Tree Removal
- 500mm Vibrating Plate or Wacker Packer Compactor
- 600mm Heavy Vehicle Traffic (over 3 tonnes) not to be driven across Telstra ducts or plant.
- 1.0m Jackhammers/Pneumatic Breakers
- 2.0m Boring Equipment (in-line, horizontal and vertical)

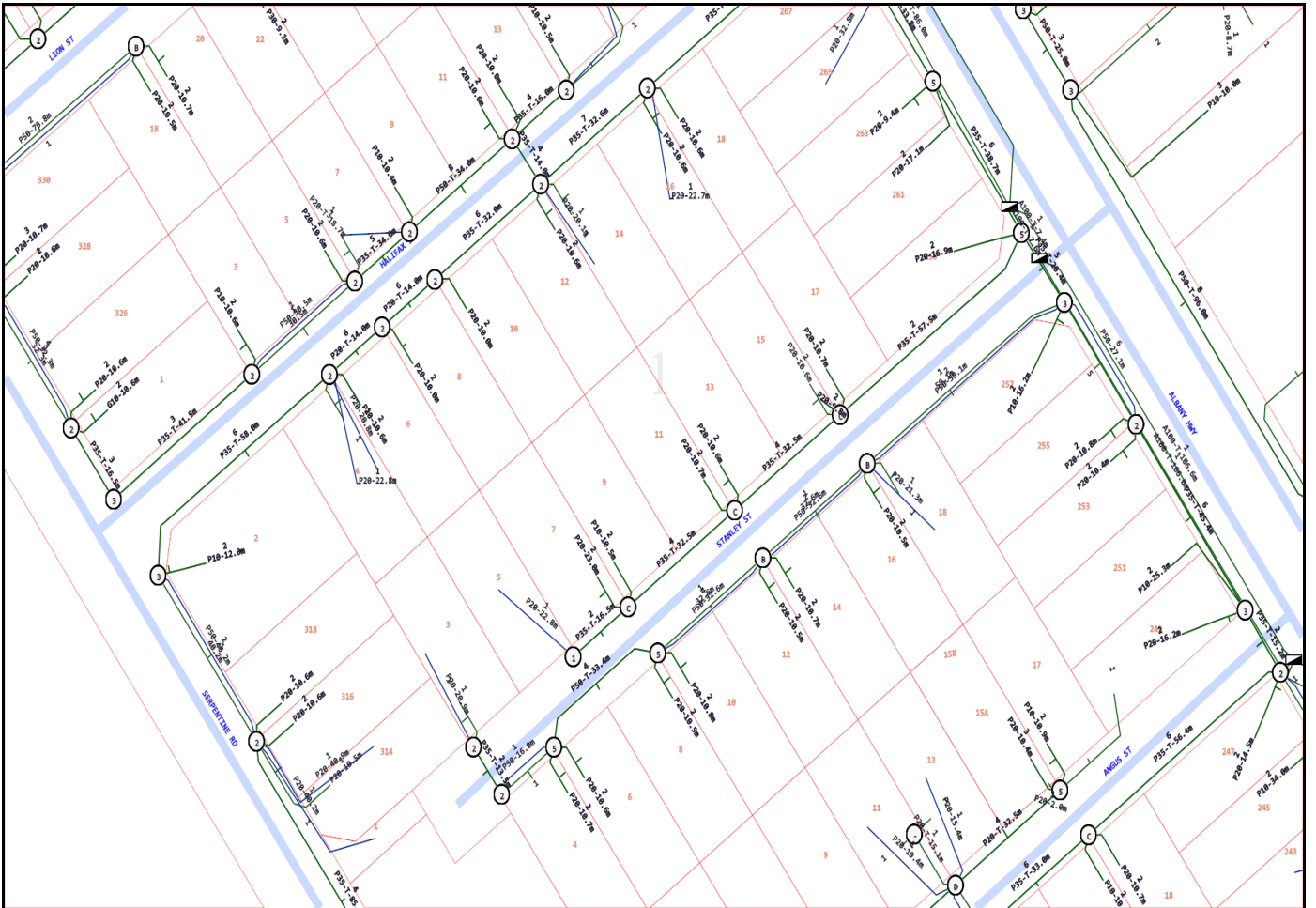
For more info contact a [CERTLOC Certified Locating Organisation \(CLO\)](#) or Telstra Location Intelligence Team 1800 653 935



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
	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.
	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"
Scale	0 20 40 60 Meters 1:2000 1 cm equals 20 m 



Emergency Contacts

You must immediately report any damage to the **nbn**™ network that you are/become aware of. Notification may be by telephone - 1800 626 329.

10/01/2025

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

258 York Street
PO Box 5001
Albany WA 6332
08 9841 4022
admin@merrifield.com.au
www.merrifield.com.au

To whom it may concern,

RE: RENTAL APPRAISAL – 11 STANLEY STREET, MOUNT MELVILLE

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 - \$550.00 per week** in the current rental market.

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:

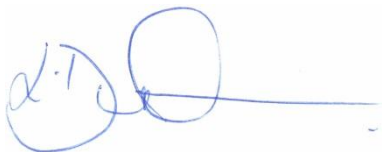
[Obligations of landlords - corded internal window coverings | Department of Mines, Industry Regulation and Safety \(commerce.wa.gov.au\)](#)

Minimum Security Requirements:

[Rental property security standards | Department of Mines, Industry Regulation and Safety \(commerce.wa.gov.au\)](https://www.commerce.wa.gov.au/industry-regulation-and-safety/rental-property-security-standards)

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 read '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.