

FOR SALE



Offers Above \$469,000

29 DONALD DRIVE, MCKAIL



Merrifield Real Estate



Merrifield Real Estate



Merrifield Real Estate

LIFE WAS MEANT TO BE EASY

- Comfy brick veneer and tile home, built 2011, low-maintenance block
- Open plan kitchen, dining and family room, separate formal lounge
- Kitchenette adjoining second bedroom can be converted to a third bedroom
- Double carport under the main roof, near park, schools, 10 mins to town
- Ideal family home, great for multi-generational living or rental investment



 **2**  **2**  **2**  **512 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 ABN 66 768 696 418**

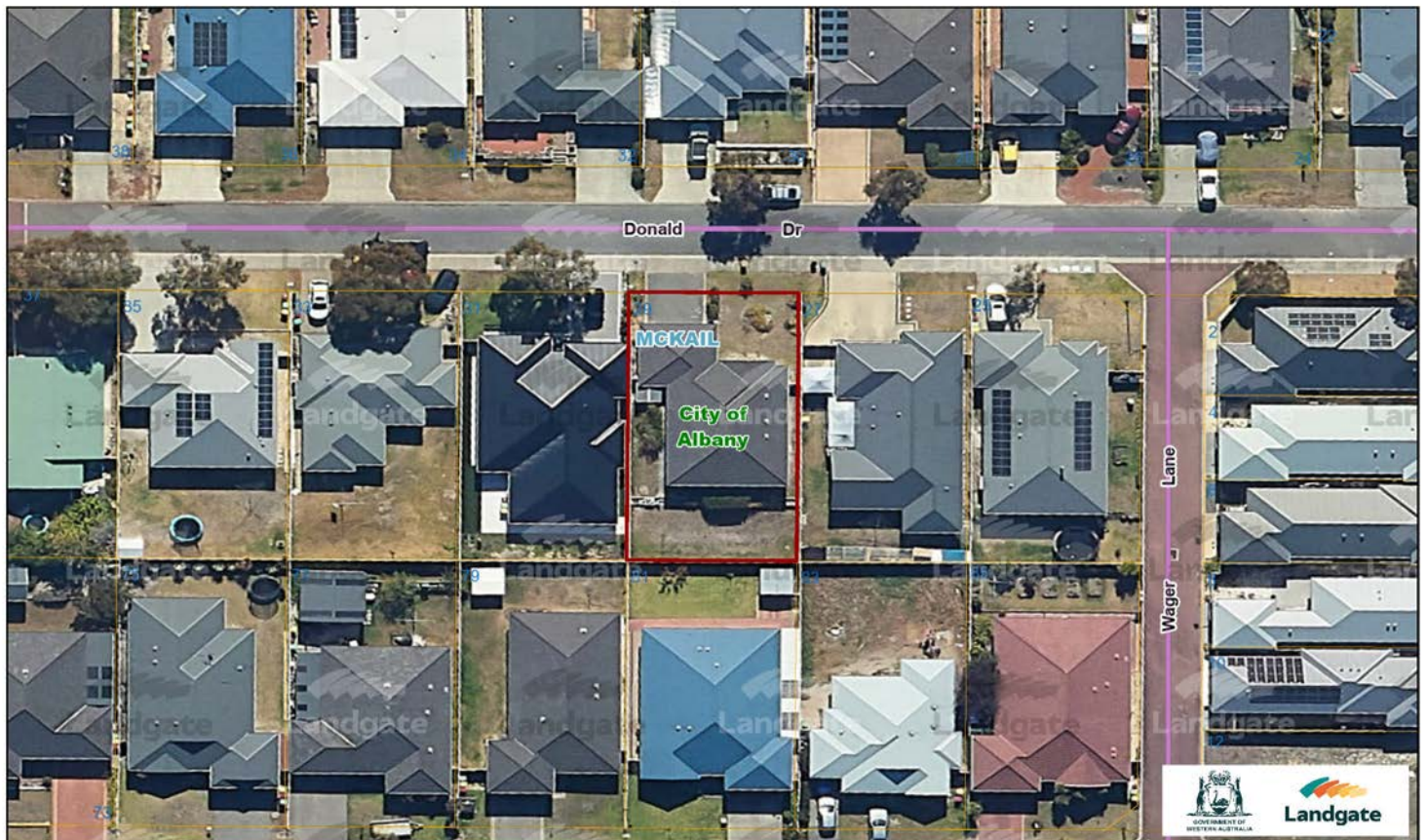
29 DONALD DRIVE, MCKAIL



Specification

Asking Price	Offers Above \$469,000	Land Size	512.00 m2
Bedrooms	2	Frontage	16.00 m2
Bathrooms	2	Restrictive Covenants	See Certificate of Title
Toilets	2	Zoning	Residential / R20
Parking	2	School Zone	Mount Lockyer Primary School / N.A.S.H.S
Sheds	Garden Shed	Sewer	Connected
HWS	Gas	Water	Scheme Connected
Solar	N/A	Internet Connection	NBN Available
Council Rates	\$2,605.57	Building Construction	Brick Veneer / Tile
Water Rates	\$1,564.13	Insulation	Unknown
Strata Levies	N/A	Built/Builder	2011
Weekly Rent	\$400 - \$450	BAL Assessment	N/A

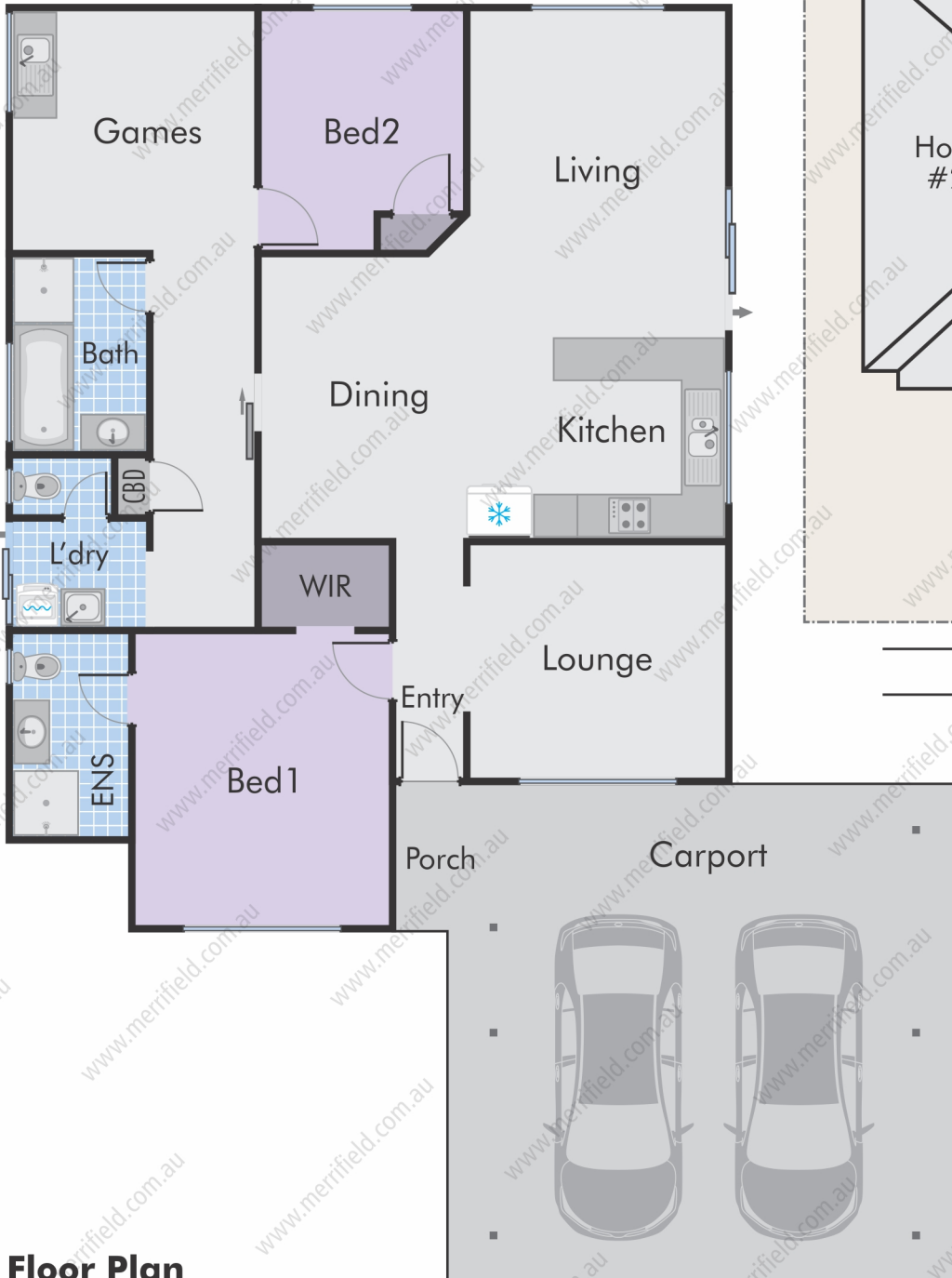
-- Map Viewer Plus --



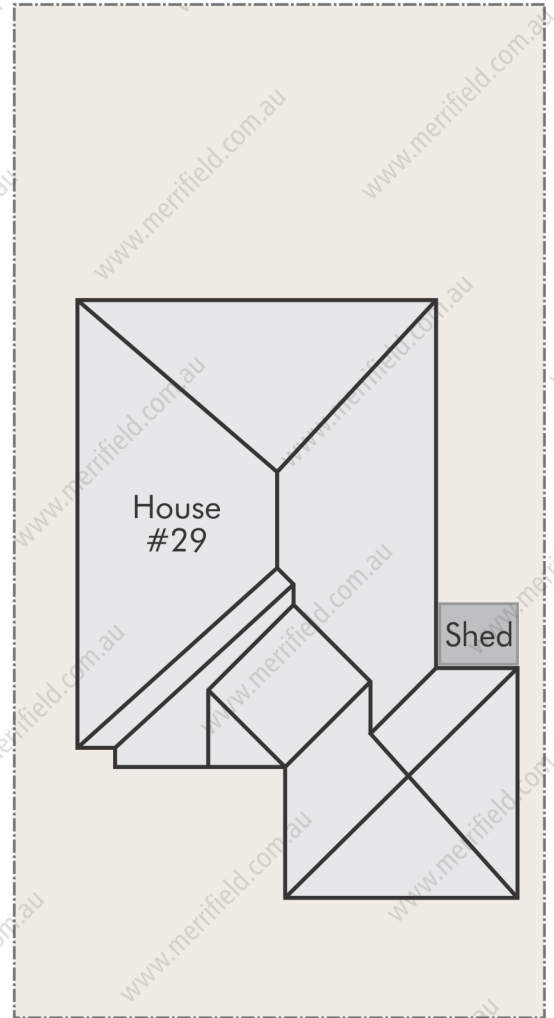
Author: Created: 15 November 2024 from Map Viewer Plus: <https://map-viewer-plus.app.landgate.wa.gov.au>

1:564
0 0.007 0.014 0.02 0.027 km

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Please refer to original documentation for all legal purposes.



Floor Plan



Donald Dr

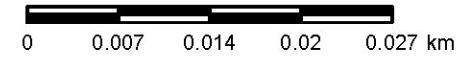
Site Plan

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: 15 November 2024 from Map Viewer Plus: <https://map-viewer-plus.app.landgate.wa.gov.au>

1:564



WESTERN



AUSTRALIA

TITLE NUMBER

Volume Folio

2717 73

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 283 ON DEPOSITED PLAN 61739

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

MICHELE LYNLEY STIRLING OF PO BOX 5312, ALBANY

(T L287026) REGISTERED 14/4/2010

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

1. EASEMENT BURDEN CREATED UNDER SECTION 167 P. & D. ACT FOR DRAINAGE PURPOSES TO LOCAL AUTHORITY - SEE DEPOSITED PLAN 61739
2. EASEMENT BURDEN CREATED UNDER SECTION 167 P. & D. ACT FOR SEWERAGE PURPOSES TO WATER CORPORATION - SEE DEPOSITED PLAN 61739
3. L426520 MORTGAGE TO AUSTRALIA & NEW ZEALAND BANKING GROUP LTD REGISTERED 14/9/2010.
4. L426521 CAVEAT BY HOUSING AUTHORITY LODGED 14/9/2010.

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: DP61739
PREVIOUS TITLE: 504-143A
PROPERTY STREET ADDRESS: 29 DONALD DR, MCKAIL.
LOCAL GOVERNMENT AUTHORITY: CITY OF ALBANY

Deposited Plan 61739

Lot	Certificate of Title	Lot Status	Part Lot
201	2717/1	Registered	
202	2717/2	Registered	
203	2717/3	Registered	
204	2717/4	Registered	
205	2717/5	Registered	
206	2717/6	Registered	
207	2717/7	Registered	
208	2717/8	Registered	
209	2717/9	Registered	
210	2717/10	Registered	
211	2717/11	Registered	
212	2717/12	Registered	
213	2717/13	Registered	
214	2717/14	Registered	
215	2717/15	Registered	
216	2717/16	Registered	
217	2717/17	Registered	
218	2717/18	Registered	
219	2717/19	Registered	
220	2717/20	Registered	
221	2717/21	Registered	
222	2717/22	Registered	
223	2717/23	Registered	
224	2717/24	Registered	
225	2717/25	Registered	
226	2717/26	Registered	
227	2717/27	Registered	
228	2717/28 (Cancelled)	Retired	
229	2717/29 (Cancelled)	Retired	
230	2717/30 (Cancelled)	Retired	
231	2717/31 (Cancelled)	Retired	
232	2717/32 (Cancelled)	Retired	
233	2717/33 (Cancelled)	Retired	
234	2717/34 (Cancelled)	Retired	
235	2717/35 (Cancelled)	Retired	
236	2717/36 (Cancelled)	Retired	
237	2717/37	Registered	
238	2717/38	Registered	
239	2717/39	Registered	
240	2717/40	Registered	
241	2717/41	Registered	
242	2717/42	Registered	
243	2717/43 (Cancelled)	Retired	
244	2717/44 (Cancelled)	Retired	
245	2717/45 (Cancelled)	Retired	

Deposited Plan 61739

Lot	Certificate of Title	Lot Status	Part Lot
246	2717/46 (Cancelled)	Retired	
247	2717/47 (Cancelled)	Retired	
248	2717/48 (Cancelled)	Retired	
249	2717/49 (Cancelled)	Retired	
250	2717/50 (Cancelled)	Retired	
251	2717/51 (Cancelled)	Retired	
252	2717/52	Registered	
253	2717/53	Registered	
254	2717/54	Registered	
255	2717/55	Registered	
256	2717/56	Registered	
257	2717/57	Registered	
258	2717/58	Registered	
269	2717/59	Registered	
270	2717/60	Registered	
271	2717/61	Registered	
272	2717/62	Registered	
273	2717/63	Registered	
274	2717/64	Registered	
275	2717/65	Registered	
276	2717/66	Registered	
277	2717/67	Registered	
278	2717/68	Registered	
279	2717/69	Registered	
280	2717/70	Registered	
281	2717/71	Registered	
282	2717/72	Registered	
283	2717/73	Registered	
284	2717/74	Registered	
285	2717/75	Registered	
286	2717/76	Registered	
287	2717/77	Registered	
288	2717/78	Registered	
289	2717/79	Registered	
290	2717/80	Registered	
291	2717/81	Registered	
292	2717/82	Registered	
295	2717/83	Registered	
296	2717/84	Registered	
297	2717/85	Registered	
298	2717/86	Registered	
299	2717/87	Registered	
300	2717/88	Registered	
301	2717/89	Registered	
351	2717/90	Registered	

Deposited Plan 61739

Lot	Certificate of Title	Lot Status	Part Lot
352	2717/91	Registered	
353	2717/92	Registered	
354	2717/93	Registered	
355	2717/94	Registered	
356	2717/95	Registered	
374	2717/96	Registered	
385	2717/97	Registered	
386	2717/98	Registered	
387	2717/99	Registered	
388	2717/100	Registered	
389	2717/101	Registered	
390	2717/102	Registered	
391	2717/103	Registered	
392	2717/104	Registered	
393	2717/105	Registered	
395	2717/106	Registered	
396	2717/107	Registered	
397	2717/108	Registered	
398	2717/109	Registered	
399	2717/110	Registered	
400	2717/111	Registered	
401	2717/112	Registered	
402	2717/113	Registered	
403	2717/114	Registered	
404	2717/115	Registered	
405	2717/116	Registered	
406	2717/117	Registered	
407	2717/118	Registered	
408	2717/119	Registered	
409	LR3156/688	Registered	
410	LR3156/689	Registered	
411	LR3156/690	Registered	
9000	2717/120 (Cancelled)	Retired	
9001	2717/121 (Cancelled)	Retired	
0	N/A	Registered	
0	N/A	Registered	
0	N/A	Registered	
0	N/A	Retired	
0	N/A	Registered	
0	N/A	Registered	
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0	N/A	Registered	
0	N/A	Registered	

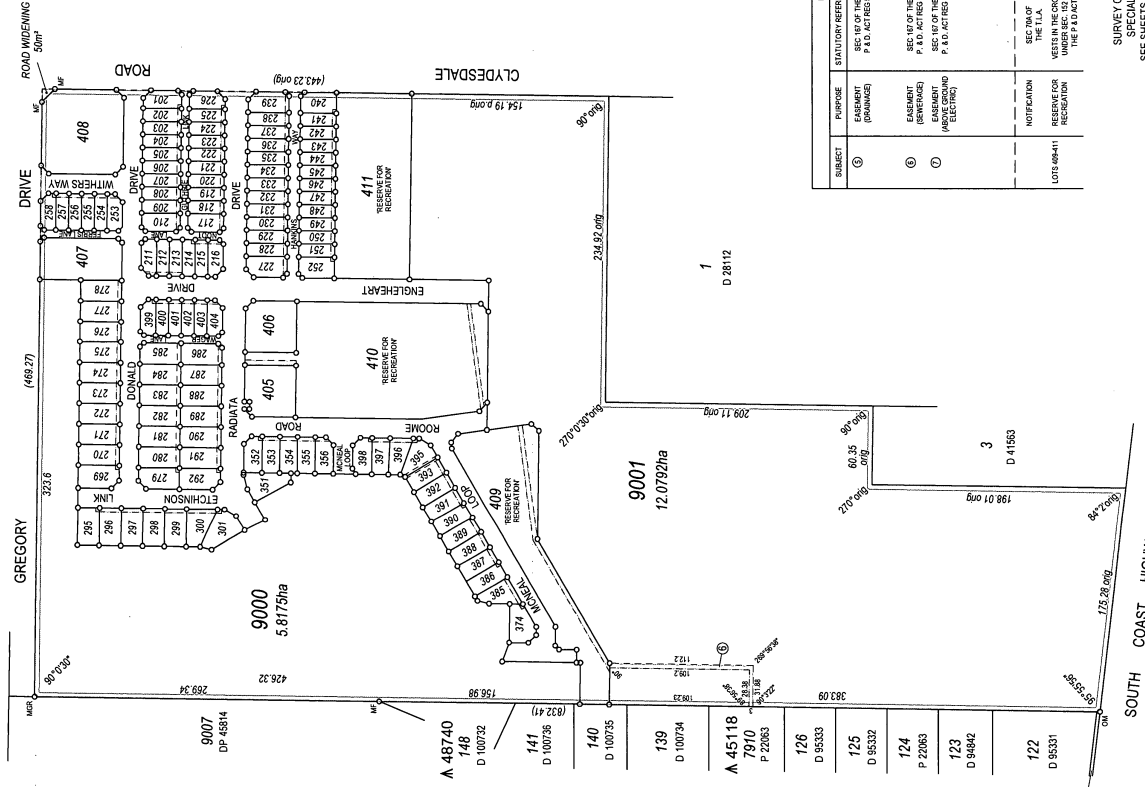
Deposited Plan 61739

<u>Lot</u>	<u>Certificate of Title</u>	<u>Lot Status</u>	<u>Part Lot</u>
0	N/A	Registered	
0	N/A	Registered	
0	N/A	Registered	
0	N/A	Registered	
0	N/A	Registered	

FOR EASEMENT DETAILS, SEE SHEET 6

SPECIAL SURVEY AREA SUBDIVISION

VERSION	AMENDMENT	AUTHORISED BY	DATE
2		J. KINNEAR	13/02/09
3	ADDITIONAL WATER COMPASSION	J. KINNEAR	23/06/09
4	REMOVE RESTRICTIVE COVENANT	LANDGATE	23/06/09
5	FSC & SURVEY SHEETS ADDED	LANDGATE	23/04/09



TYPE: FREEHOLD
 PURPOSE: SUBDIVISION
 PLAN OF: LOTS 201 - 258, 269 - 292, 295 - 301, 351 - 356, 374, 385 - 393, 395 - 411, 9000, 9001, ROADS, ROAD WIDENING, EASEMENTS

DISTRICT: PLANTAGENET
 TOWNSITE: SSA: YES
 FILE: LOT 7 ON DIA 2812
 LOCAL AUTHORITY: CITY OF ALBANY
 LOCALITY: MCKAIL
 INDEX: BK26 (2) 08.07 & 08.08 & BK26 (10) 02.02
 FIELD BOOK: 108128

SCALE: 1:2500 (A2)
 SURVEYOR'S CERTIFICATE: Page 14
 J. KINNEAR
 I have completed this complete plan in accordance with the provisions of the Survey Act 1985 and the Survey Regulations 1997. I am a registered surveyor and I am satisfied that the plan is a true and correct representation of the land shown and that the measurements are correct. I have also satisfied myself that the plan is in accordance with the Survey Act 1985 and the Survey Regulations 1997. I have also satisfied myself that the plan is in accordance with the Survey Act 1985 and the Survey Regulations 1997.

LOGGED: 21-Nov-08
 FILE NO: 132853
 APPROVED BY: A. James
 PLANNING COMMISSION
 DATE: 18-02-2009
 REGISTERED: 18-02-2009
 ASSESSOR: 4558674
 DATE: 23-04-2009

SUBJECT TO: Sec 153, Sec 167, Sec 168(1)(c) & Sec 168(3) of P.E.O. Act & Sec 70.A of T.A.
 J. Kinnearski
 29.4.09
 APPROVED: 5-5-2009
 DATE: 5-5-2009

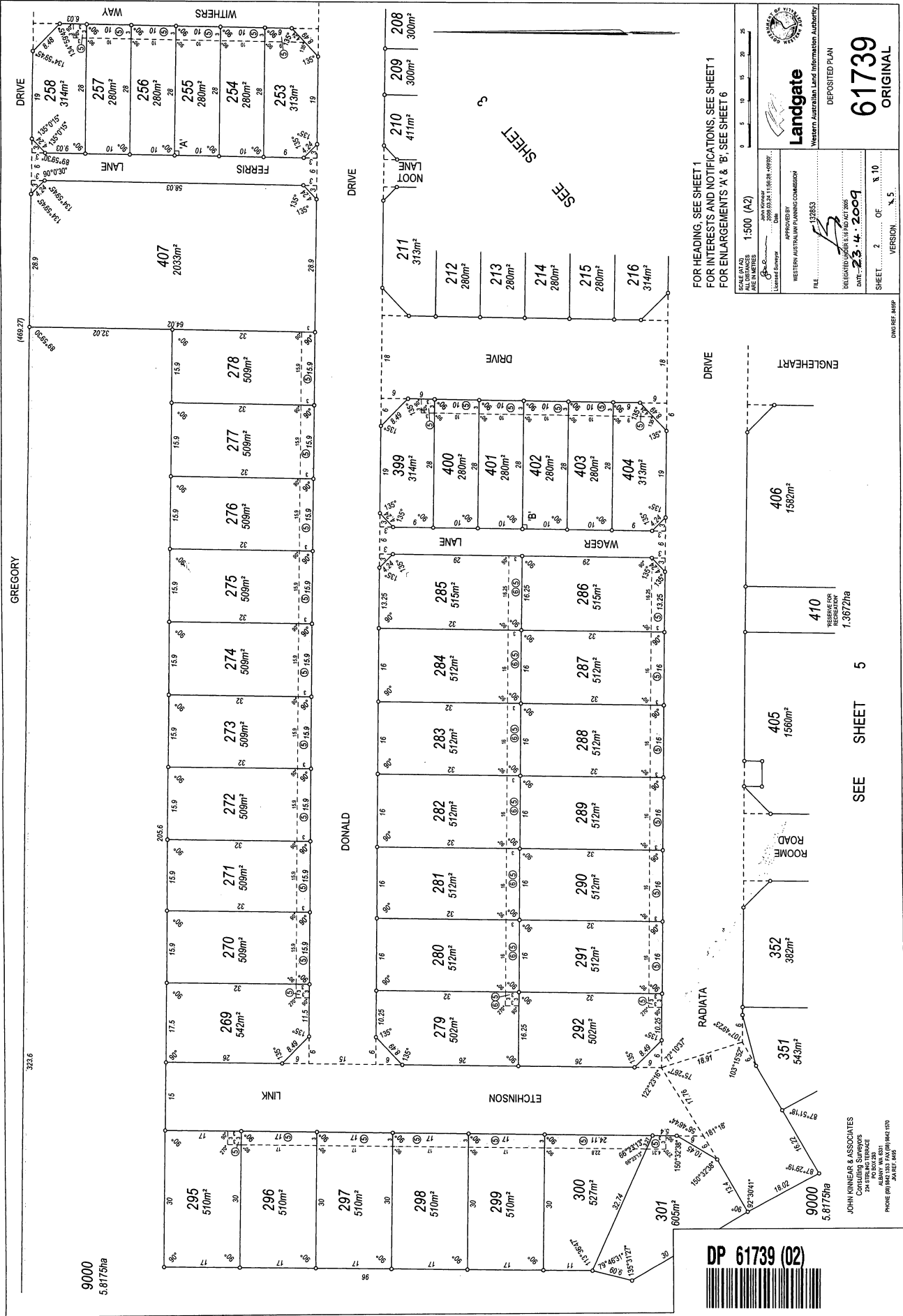
DEPOSITED PLAN
 Western Australian Land Information Authority
 61739 ORIGINAL
 SHEET 1 OF 10
 VERSION 1.5

SUBJECT	PURPOSE	STATUTORY REFERENCE	ORIGIN	LAND BURDENED	BENEFIT TO	COMMENTS
①	EASEMENT (DRAINAGE)	SEC 147 OF THE P.A.S. ACT 1985	THIS PLAN	LOTS 201-258, 269-292, 295-301, 351-356, 374, 385-393, 395-411, 9000, 9001	CITY OF ALBANY	
②	EASEMENT (ELECTRICITY)	SEC 147 OF THE P.A.S. ACT 1985	THIS PLAN	LOTS 201-258, 269-292, 295-301, 351-356, 374, 385-393, 395-411, 9000, 9001	WESTERN AUSTRALIAN ELECTRICITY CORPORATION	
③	NOTIFICATION RESERVE FOR RESUBDIVISION	SEC 70A OF THE T.L.A. ACT 1985	DOC K929373	LOTS 407-408	CITY OF ALBANY	

SURVEY CARRIED OUT UNDER REG 26A
 SPECIAL SURVEY AREA GUIDELINES
 SEE SHEETS 7-10 FOR SURVEY INFORMATION



JOHN KINNEAR & ASSOCIATES
 Consulting Surveyors
 124 WILMOT STREET
 PERTH WA 6000
 PHONE (08) 9437 1000 FAX 9437 1370
 SURVEYOR'S REG. NO. 1001



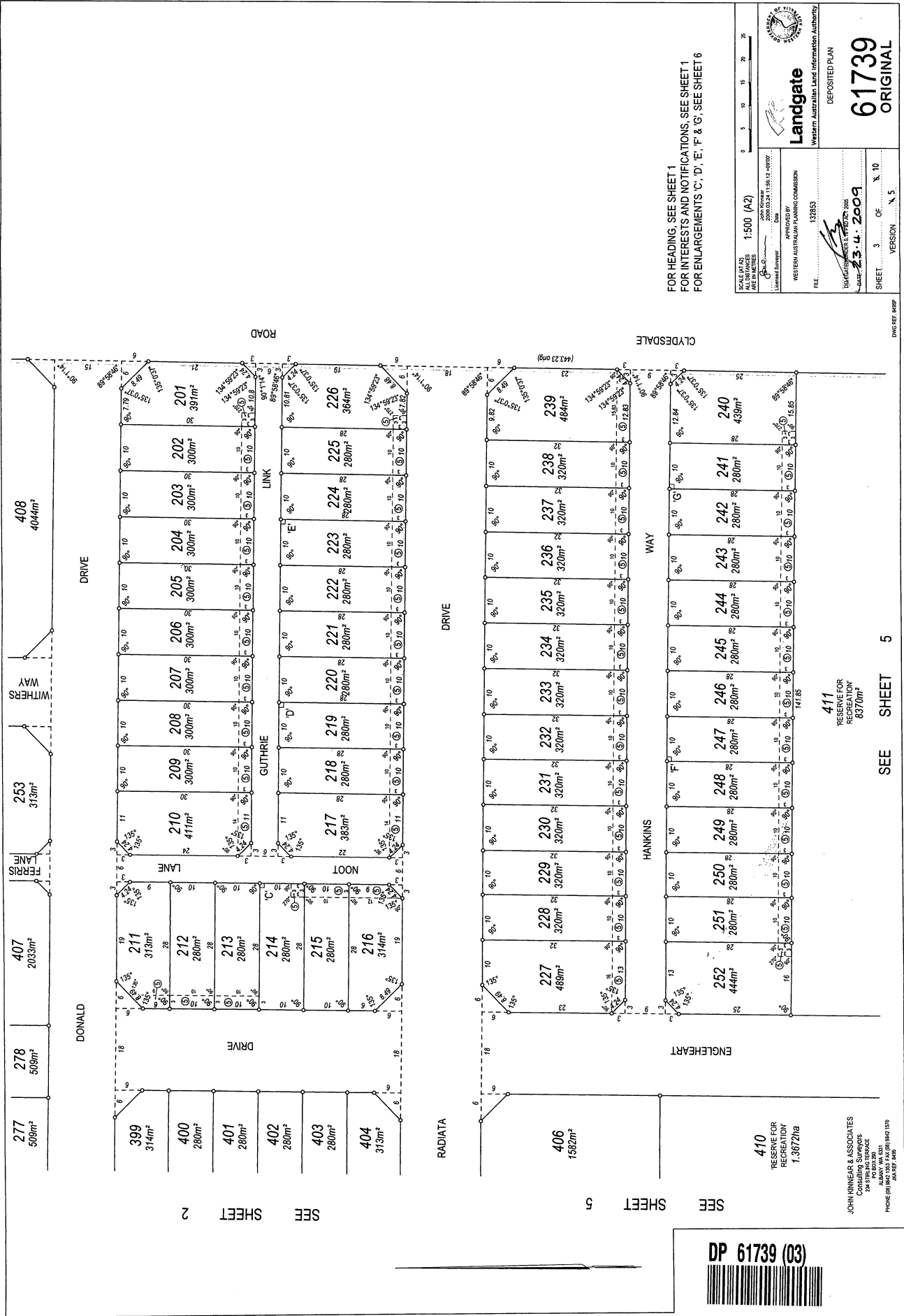
FOR HEADING, SEE SHEET 1
FOR INTERESTS AND NOTIFICATIONS, SEE SHEET 1
FOR ENLARGEMENTS 'A' & 'B', SEE SHEET 6

SCALE: 1:500 (A2)
 ALL DIMENSIONS ARE IN METRES
 Licensee Number: 132853
 APPROVED BY: [Signature]
 WESTERN AUSTRALIAN PLANNING COMMISSION
 REGULATED UNDER THE LAND ACT 1985
 DATE: 23.4.2009
 SHEET 2 OF 10
 VERSION: 5

Landgate
 Western Australian Land Information Authority
 DEPOSITED PLAN
61739
 ORIGINAL

DP 61739 (02)

 JOHN KINNEAR & ASSOCIATES
 Consulting Surveyors
 244 STIRLING TERRACE
 ALBERT PARK 6001
 PHONE (08) 944 333 FAX (08) 944 170
 JANU 2009



DP 61739 (03)



410
RESERVE FOR
RECREATION
1,367,21a

JOHN KINNEAR & ASSOCIATES
Consulting Surveyors
234 STIRLING TERRACE
ALBANY WA 6330
PHONE (08) 9822 333 FAX (08) 9842 579
WWW.KINNEAR.COM.AU

411
RESERVE FOR
RECREATION
83770m²

SEE SHEET 5

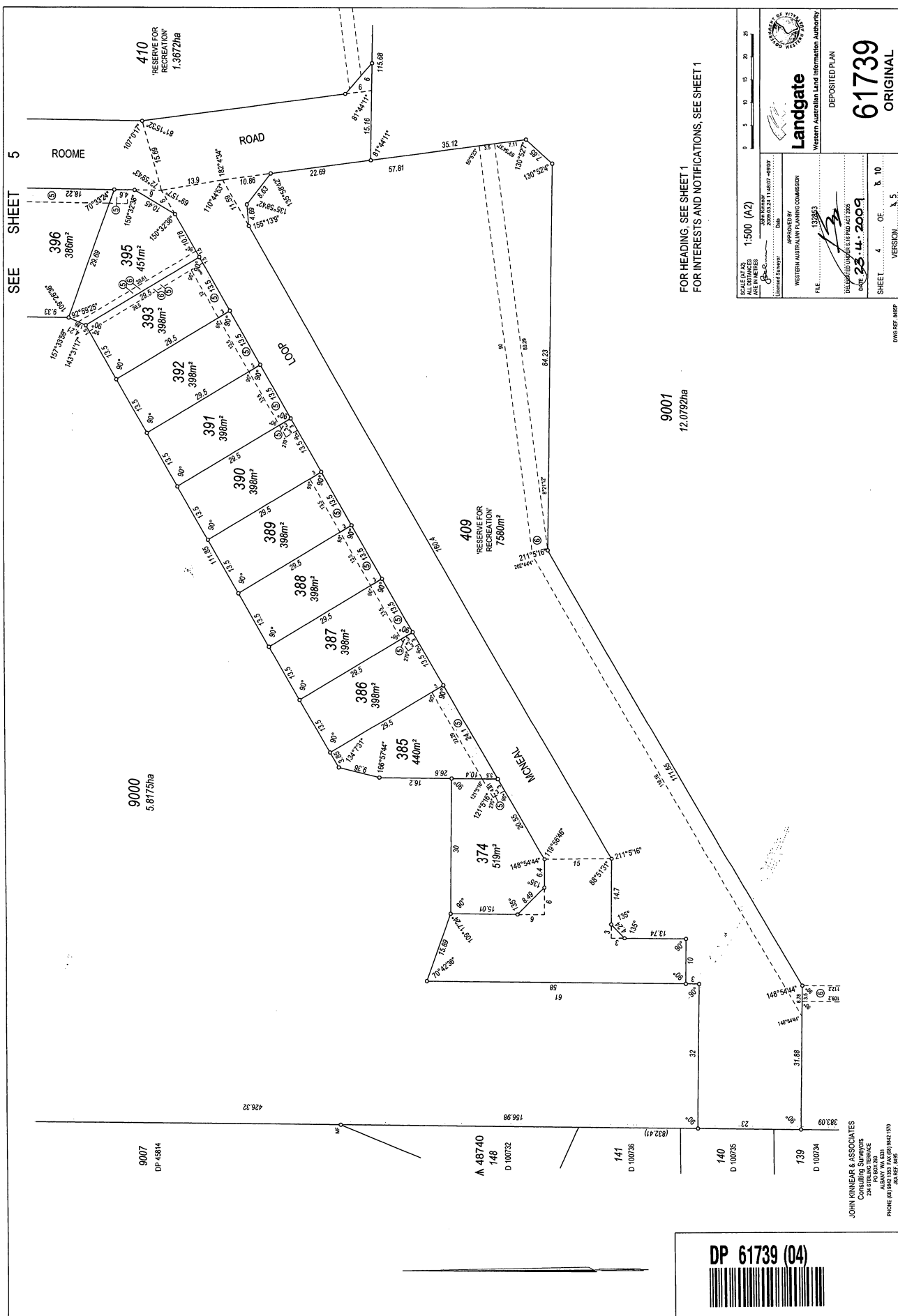
SEE SHEET 5

5

FOR HEADING, SEE SHEET 1
FOR INTERESTS AND NOTIFICATIONS, SEE SHEET 1
FOR ENLARGEMENTS 'C', 'D', 'E', 'F' & 'G', SEE SHEET 6

SCALE: ALL DIMENSIONS ARE METRES
Licensed Surveyor
DATE: 23.04.2009
APPROVED BY: [Signature]
DATE: 23.04.2009
WESTERN AUSTRALIAN LAND INFORMATION COMMISSION
FILE: 132853
1:500 (A2)
DEPOSITED PLAN
61739 ORIGINAL
SHEET 3 OF 10
VERSION X.5

OVER SHEET MAP



SEE SHEET 5

FOR HEADING, SEE SHEET 1
FOR INTERESTS AND NOTIFICATIONS, SEE SHEET 1

9001
12.0792ha

9000
5.8175ha

9007
DP 43814

A 48740
148
D 100732

141
D 100736

140
D 100735

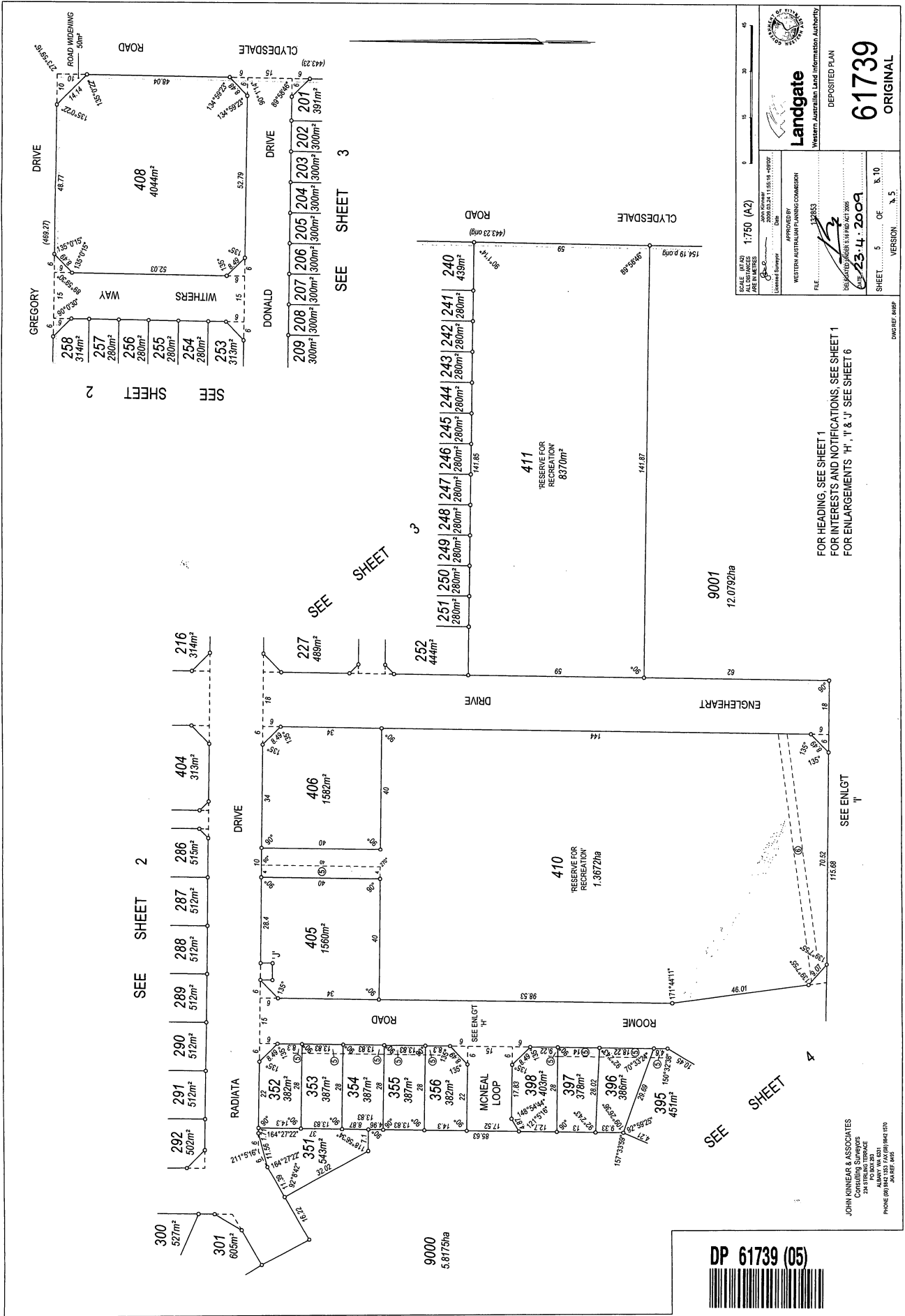
139
D 100734

DP 61739 (04)



Deposited Plan 61739 ORIGINAL	
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LANDGATE WESTERN AUSTRALIAN PLANNING COMMISSION	APPROVED BY DATE 13/08/23
FILE 132853	DEPOSITED UNDER THE PAU ACT 1965 DATE 23.11.2009
SHEET 4 OF 10	VERSION A.5.

JOHN KINNAR & ASSOCIATES
 Consulting Surveyors
 234-11 BULLARD TERRACE
 ALBANY, WA 6331
 PHONE (08) 9421 1512 FAX (08) 9421 1510

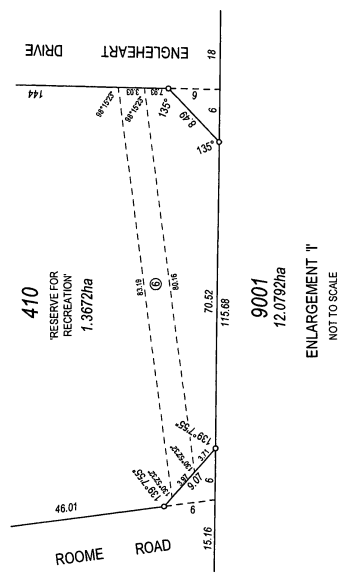
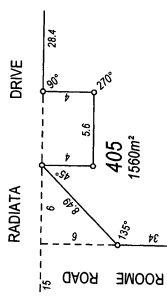
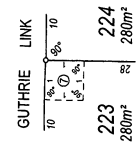
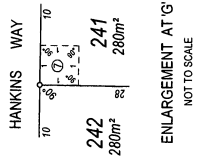
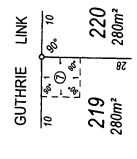
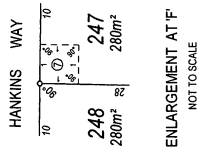
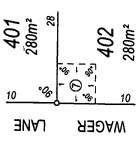
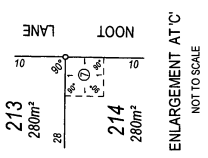
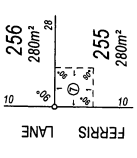
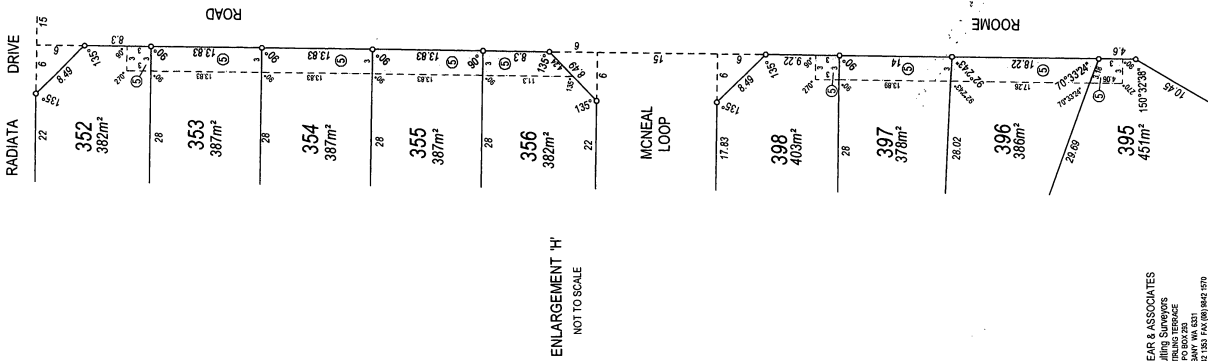


DP 61739 (05)

JOHN KINNEAR & ASSOCIATES
 Consulting Surveyors
 234 Strelow Terrace
 ALBANY, WA 6331
 PHONE (08) 9425 3255 FAX (08) 9425 1070
 0408 252 1074

FOR HEADING, SEE SHEET 1
 FOR INTERESTS AND NOTIFICATIONS, SEE SHEET 1
 FOR ENLARGEMENTS 'H', 'I' & 'J' SEE SHEET 6

SCALE: AS SHOWN
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 DATE: 2009 03 24 11:55:19 -0700
 LINDSEY BURTON
 APPROVED BY: [Signature]
 FILE: 132853
 WESTERN AUSTRALIAN PLANNING COMMISSION
 DEPOSITED PLAN
 61739
 ORIGINAL
 SHEET 5 OF 10
 VERSION 3.5



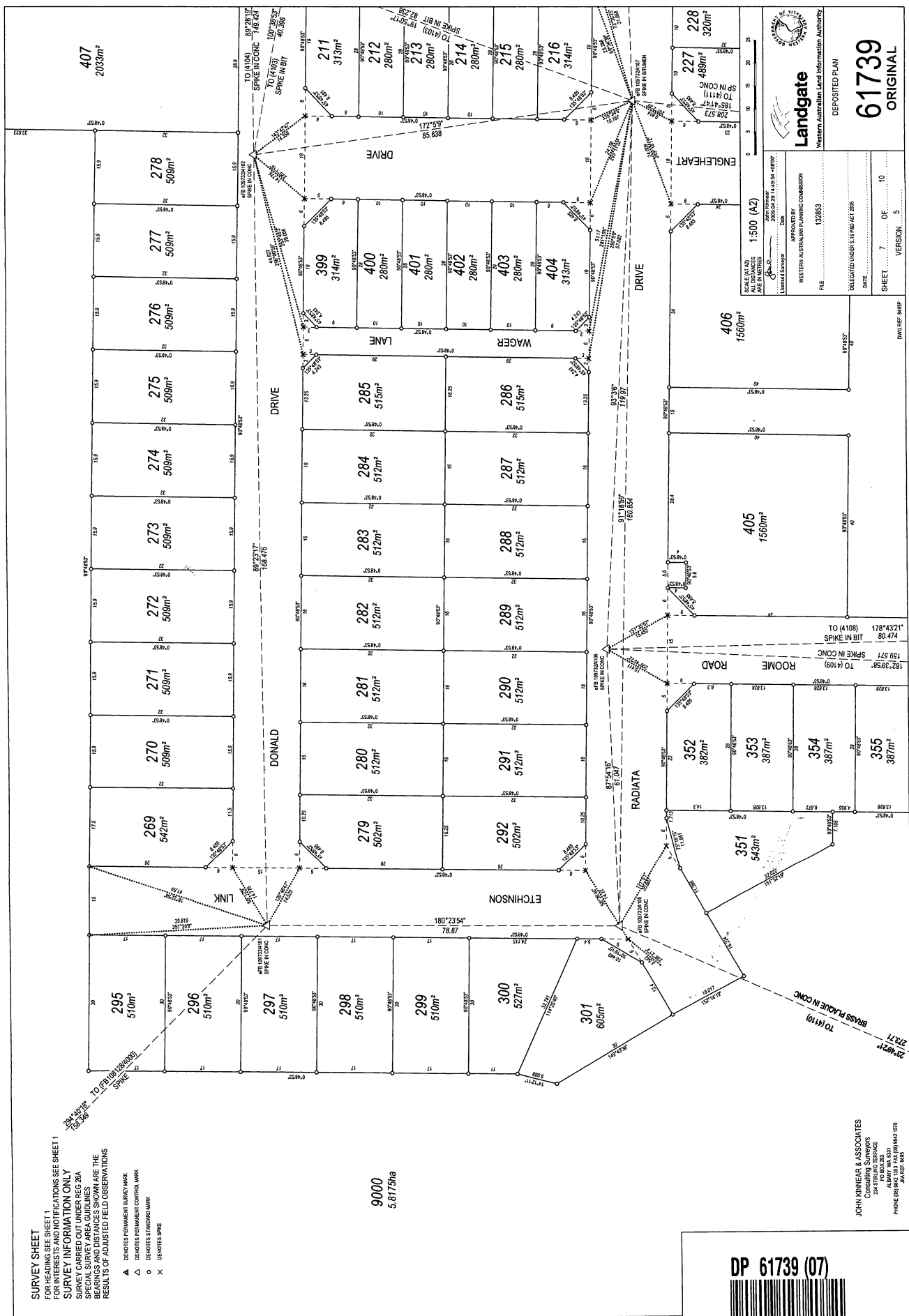
ENLARGEMENT 'H'
NOT TO SCALE

FOR HEADING, SEE SHEET 1
FOR INTERESTS AND NOTIFICATIONS, SEE SHEET 1



JOHN KINNEAR & ASSOCIATES
 Consulting Surveyors
 234 FITZROY TERRACE
 ALBERT, WA 6101
 PHONE (08) 9392 2333 FAX (08) 9392 2370
 0438 742 174

NOT TO SCALE
 WESTERN AUSTRALIAN PLANNING COMMISSION
 APPROVED BY
 DATE 23.11.2009
 SHEET 6 OF 10
 VERSION A.5
 DEPOSITED PLAN
61739
 ORIGINAL
 Landgate
 Western Australian Land Information Authority



SURVEY SHEET
 FOR HEADINGS SEE SHEET 1
 FOR LOCATIONS SEE SHEET 1
SURVEY INFORMATION ONLY
 THIS PLAN IS A SUMMARY OF THE
 SPECIAL SURVEY AREA GUIDELINES
 BEARINGS AND DISTANCES SHOWN ARE THE
 RESULTS OF ADJUSTED FIELD OBSERVATIONS

▲ DENOTES PERMANENT SURVEY MARK
 △ DENOTES PERMANENT CONTROL MARK
 ○ DENOTES STANDARD MARK
 × DENOTES SPIKE

9000
 5.8175ha

DP 61739 (07)

Landgate
 Western Australian Land Information Authority

DEPOSITED PLAN
61739
 ORIGINAL

SCALE (A2)
 1:500 (A2)

APPROVED BY
 WESTERN AUSTRALIAN PLANNING COMMISSION

DATE
 10

SHEET
 7 OF 10

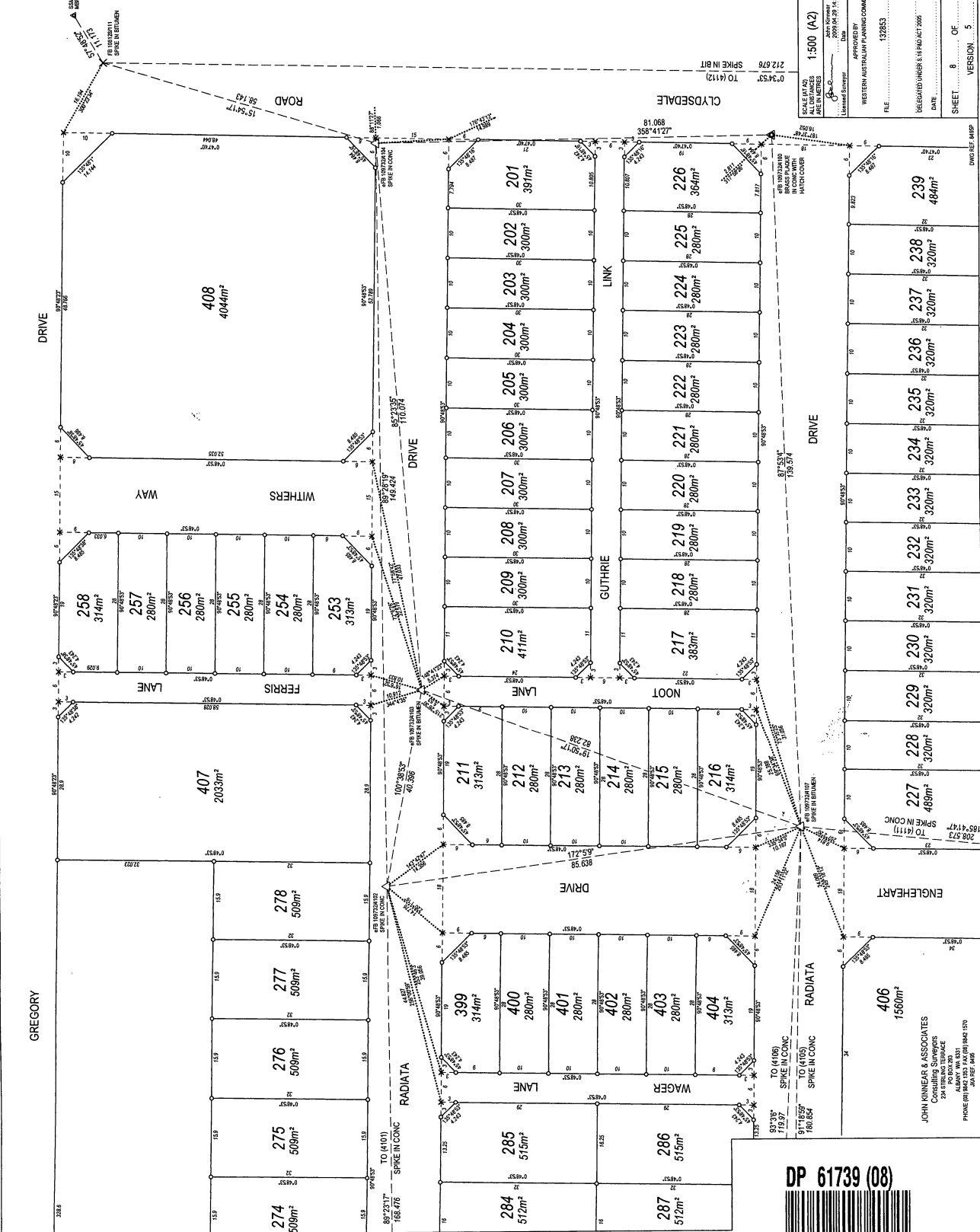
VERSION
 5

REGULATED UNDER S.L.I.A. ACT 2005

JOHN KINNEAR & ASSOCIATES
 Consulting Surveyors
 2nd Floor, 100 Victoria Street
 PERTH WA 6000
 PHONE (08) 9442 1533 FAX (08) 9442 1510
 JVA REF: MRF

SURVEY SHEET
 FOR HEADINGS SEE SHEET 1
 FOR INTERESTS AND NOTIFICATIONS SEE SHEET 1
SURVEY INFORMATION ONLY
 SURVEY CARRIED OUT UNDER REG 28A
 OF THE SURVEY ACT 1985
 BEARINGS AND DISTANCES SHOWN ARE THE
 RESULTS OF ADJUSTED FIELD OBSERVATIONS

- ▲ DENOTES PERMANENT SURVEY MARK
- △ DENOTES PERMANENT CONTROL MARK
- DENOTES STANDARD MARK
- × DENOTES SPIKE



SCALE (A2)
 ARE IN METRES

1:500 (A2)

APPROVED BY
 John Kinneer
 Licenced Surveyor

WESTERN AUSTRALIAN PLANNING COMMISSION

FILE
 128853

DELEGATED UNDER s.149(4) ACT 2005

DATE

SHEET 8 OF 10

VERSION 5

Landgate
 Western Australian Land Information Authority

61739
 ORIGINAL



JOHN KINNEAR & ASSOCIATES
 Consulting Surveyors
 254
 PO BOX 201
 PERTH WA 6001
 PHONE (08) 9442 1353 FAX (08) 9442 5270
 JWA REF: 006

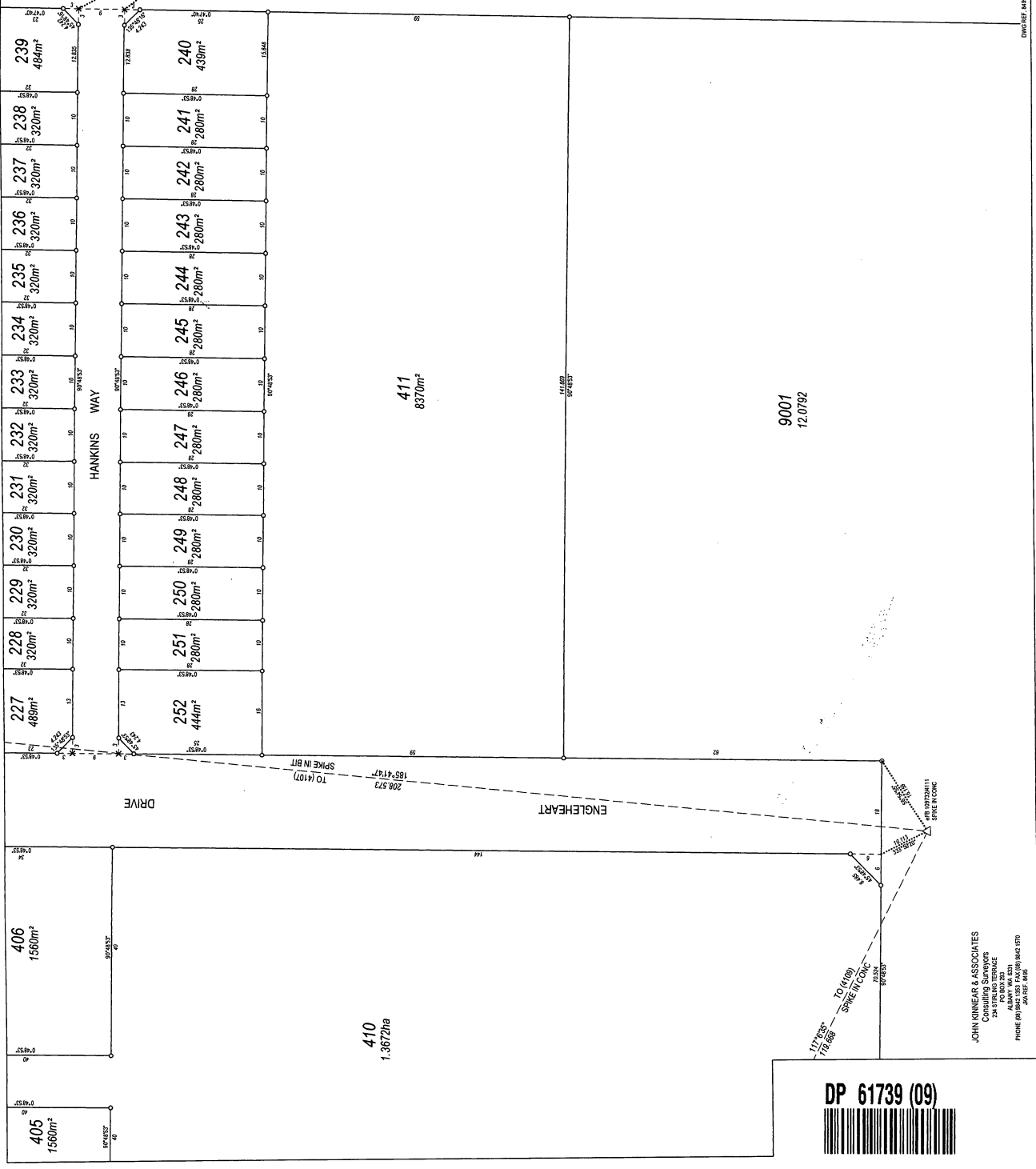
SURVEY SHEET
 FOR HEADINGS SEE SHEET 1
 FOR INTERESTS AND NOTIFICATIONS SEE SHEET 1
SURVEY INFORMATION ONLY
 SURVEY CARRIED OUT UNDER REG. 26A
 SPECIAL SURVEY AREA GUIDELINES
 BEARINGS AND DISTANCES SHOWN ARE THE
 RESULTS OF ADJUSTED FIELD OBSERVATIONS

- ▲ DEPOTES PERMANENT SURVEY MARK
- △ DEPOTES PERMANENT CONTROL MARK
- DEPOTES FORWARD MARK
- ✕ DEPOTES SPIKE



61739
 ORIGINAL

SCALE (A4)	1:500 (A2)
DATE	2020.04.29 11:50:37 AM (AEST)
APPROVED BY	WESTERN AUSTRALIAN PLANNING COMMISSION
FILE	132853
DELEGATED UNDER S.19 P60 ACT 2005	
SHEET	9 OF 10
VERSION	5



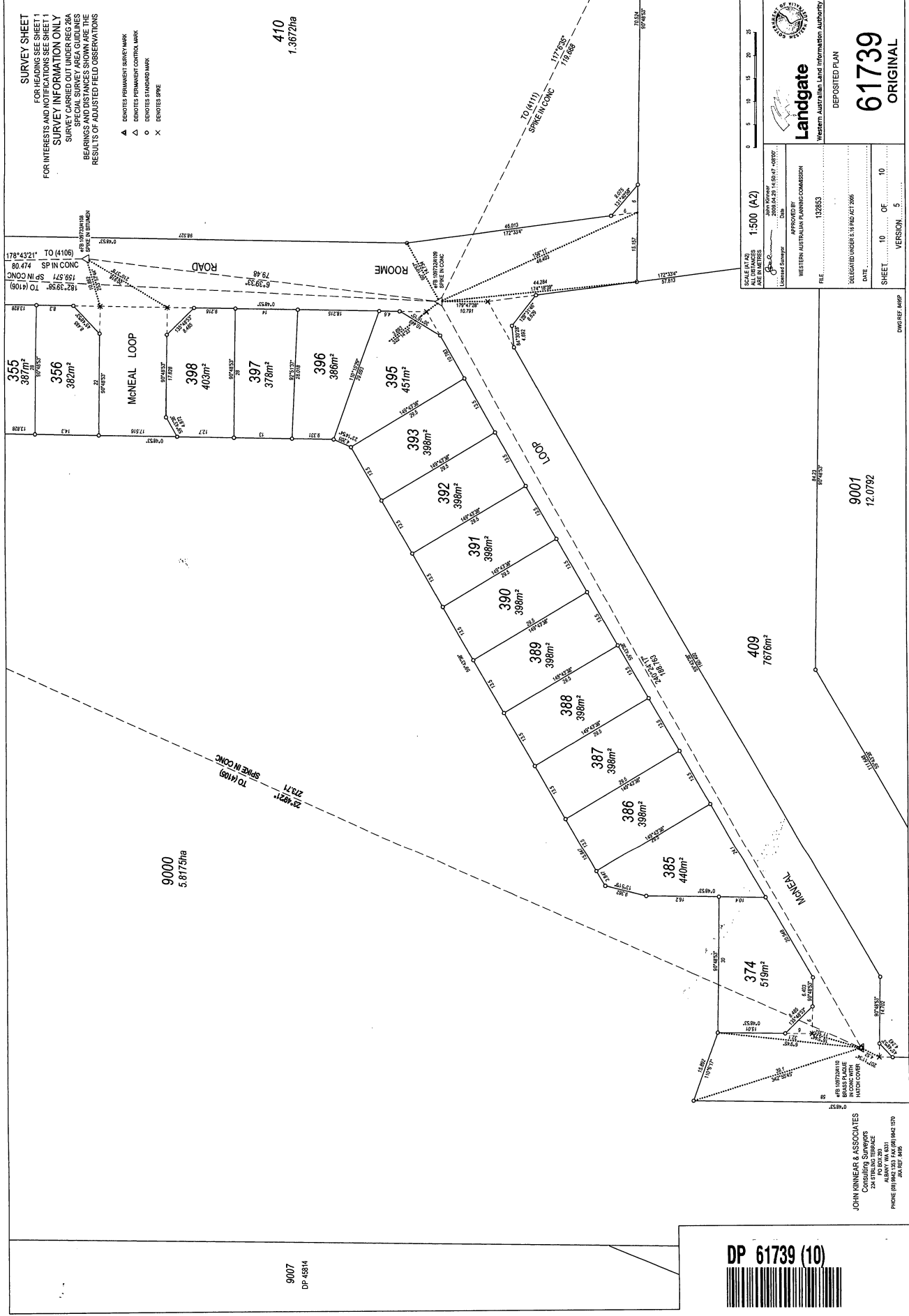
DP 61739 (09)

JOHN KINNEAR & ASSOCIATES
 Consulting Surveyors
 234 FRENCH ROAD
 ALBANY WA 6331
 PHONE (08) 9427 4645
 FAX (08) 9427 4645

SURVEY SHEET
 FOR HEADINGS SEE SHEET 1
 FOR INTERESTS AND NOTIFICATIONS SEE SHEET 1
SURVEY INFORMATION ONLY
 SURVEY CARRIED OUT UNDER REG 26A
 SPECIAL SURVEY AREA GUIDELINES
 BEARINGS AND DISTANCES SHOWN ARE THE
 RESULTS OF ADJUSTED FIELD OBSERVATIONS

- ▲ DENOTES PERMANENT SURVEY MARK
- △ DENOTES PERMANENT CONTROL MARK
- DENOTES STANDARD MARK
- × DENOTES SPINE

410
1,3672ha



SCALE (A2) 1:500 (A2)
 ALL DISTANCES IN METRES
 DATE 20/04/21 14:59:47 (A2)
 PROJECT NAME
 CLIENT
 PROJECT NO.
 WESTERN AUSTRALIAN PLANNING COMMISSION
 FILE NO. 12853
 DELEGATED UNDER: 19 FRO ACT 1996
 DATE 10 OF 10
 SHEET 10 OF 10
 VERSION 5

Landgate
 Western Australian Land Information Authority

61739
ORIGINAL

DEPOSITED PLAN

9000
5.8175ha

9001
12.0792

409
7676m²

McNEAL
ROOMER ROAD

TO (111) SPINE IN CONC
TO (109) SPINE IN CONC

JOHN KINNEAR & ASSOCIATES
 Consulting Surveyors
 24 EPIBING ROAD
 ALBANY WA 6331
 PHONE (08) 9424 1144 FAX (08) 9424 1145

9007
DP-45814

DP 61739 (10)

INSTRUCTIONS

1. If insufficient space in any section, Additional Sheet, Form B1 should be used with appropriate headings. The boxed sections should only contain the words "see page..."
2. Additional Sheets shall be numbered consecutively and bound to this document by staples along the left margin prior to execution by the parties.
3. No alteration should be made by erasure. The words rejected should be scored through and those substituted typed or written above them, the alteration being initialed by the persons signing this document and their witnesses.

NOTES

1. **DESCRIPTION OF LAND**
Lot and Diagram/Plan/Strata/Survey-Strata Plan number or Location name and number to be stated.
Extent - Whole, part or balance of the land comprised in the Certificate of Title to be stated.
The Volume and Folio or Crown Lease number, to be stated.
2. **CAVEATOR**
State full name of the Caveator.
3. State the address, or a number for a facsimile machine in Australia for service of notice on the Caveator.
4. **REGISTERED PROPRIETOR**
State full name and address of the Registered Proprietor as shown on Certificate of Title or Crown Lease and any address/addresses to which future notices can be sent.
5. Specify the Estate or Interest claimed.
6. Specify the grounds on which claim is made.
7. State whether "Absolutely" or "Unless such Instrument be expressed to be subject to the Caveator's claim" or "until after notice of any intended registration or registered dealing to the Caveator at the address for service of notice".
8. **CAVEATOR'S OR AGENTS EXECUTION**
A separate attestation is required for every person signing this document. Each signature should be separately witnessed by an Adult Person. The address and occupation of the witness must be stated.

EXAMINED

IV

REGISTRATION ONLY

L426521 C

14 Sep 2010 09:05:29 Perth



REG \$ 135.00

CAVEAT

LODGED BY Department of Housing

ADDRESS 99 Plain Street East Perth WA 6004

PHONE No. 9222 4654

FAX No. 9222 4670

REFERENCE No. 2010/02220 STIRLING

ISSUING BOX No. 158 L

PREPARED BY Department of Housing

ADDRESS 99 Plain Street East Perth WA 6004

PHONE No. 9222 4666

FAX No. 9222 4670

INSTRUCT IF ANY DOCUMENTS ARE TO ISSUE TO OTHER THAN LODGING PARTY

TITLES, LEASES, DECLARATIONS ETC LODGED HEREWITH

1. *letter to landgate*

3/3

Received Items

2. _____

Nos.

3. _____

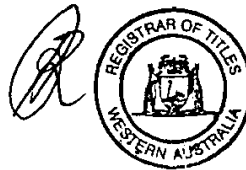
4. _____

5. _____

6. _____

Receiving Clerk

Registered pursuant to the provisions of the TRANSFER OF LAND ACT 1893 as amended on the day and time shown above and particulars entered in the Register.



WESTERN AUSTRALIA
TRANSFER OF LAND ACT 1893 AS AMENDED

AGREEMENT DATED 14/1/2010
STAMPED \$3040-00
SIGNED [Signature]

CAVEAT

DESCRIPTION OF LAND (Note 1)

LOT 283 ON DEPOSITED PLAN 61739

EXTENT	VOLUME	FOLIO
WHOLE	2717	73

CAVEATOR (Note 2)

Housing Authority, formerly known as The State Housing Commission under the Housing Act 1980

ADDRESS OR FACSIMILE MACHINE NUMBER FOR SERVICE OF NOTICE ON CAVEATOR (Note 3)

99 Plain Street, East Perth

REGISTERED PROPRIETOR (Note 4)

MICHELE LYNLEY STIRLING of 41 EDINBURGH ROAD, MCKAIL ^{formerly} NOW OF PO Box 5312, ALBANY
1

See FAX

ESTATE OR INTEREST BEING CLAIMED (Note 5)

As the Holder of an Option to Purchase

The CAVEATOR claims an estate or interest as specified herein of the estate or interest of the abovenamed REGISTERED PROPRIETOR in the land above described BY VIRTUE OF (Note 6)

An Agreement dated the 14th January 2010
Made between the Caveator as Vendor and the Registered Proprietor as Purchaser.

And FORBIDS the registration of any Instrument affecting the estate or interest (Note 7)

Absolutely


Dated this 8th day of SEPTEMBER Year 2010

CAVEATOR OR AGENT SIGN HERE (Note 8)

Signed

THE COMMON SEAL OF HOUSING AUTHORITY
was hereunto affixed in the presence of

[Signature] [Signature]
Authorised Officer Authorised Officer





Government of **Western Australia**
Department of **Housing**

Level 1
99 Plain Street
EAST PERTH WA 6004
Tel: (08) 9222 4666 Fax: (08) 9222 4670
www.housing.wa.gov.au

ENQUIRIES: Rob JOHNSTON
DIRECT LINE : (08) 9222-4705
OUR REF : 2010/02220

LANDGATE
MIDLAND SQUARE
MIDLAND WA 6056

Dear Sir/Madam

CAVEAT L287027

The above Caveat is being uplifted to enable a Mortgage to be lodged against Certificate of Title Volume 2717 Folio 73 by PERPETUAL LMS.

The New Caveat is being lodged for the same reason as its predecessor.

Yours faithfully

Rob JOHNSTON
Conveyancer

13 September 2010

13. OCT. 2010 9:38

DEPT. HOUSING

NO. 664 P. 1



Government of Western Australia
Department of Housing

Level 1,
99 Plain Street
EAST PERTH WA 6004
Tel: (08) 9222 4666 Fax: (08) 9222 4892
Or (08) 9222 4670

ENQUIRIES: Judy Phillips
DIRECT LINE: (08)92228135
OUR REF : 2010/02220
YOUR REF:

LANDGATE
MIDLAND

FAX: 92737668- ATTENTION: BARBARA

Dear Madam

DOCUMENT -L426521

I, Judy Phillips, c/o Department of Housing am authorized to act on behalf of the parties concerned:

Please amend the Registered Proprietors Address to read as follows:

Formerly of 41 Edinburgh Road Mckail now of P O Box 5312 Albany.

Thank you for your assistance in this matter.

Yours faithfully

JUDY PHILLIPS
SENIOR CONVEYANCER

13 October 2010



2

LANDGATE
USE ONLY:
Affix Label

WESTERN AUSTRALIAN LAND INFORMATION AUTHORITY

CASE INSTRUCTION SHEET

WHEN COMPLETING THIS SHEET IT MUST BE TYPED AND NOT HAND WRITTEN.
IT MUST BE PRESENTED WITH ANY DOCUMENTS TO BE LODGED OR CORRESPONDENCE PRESENTED.
IF YOU ARE UNSURE OF HOW TO COMPLETE THIS FROM, PLEASE REFER TO THE 'HOW TO' GUIDE.

SECTION 1 – LODGING PARTY DETAILS THIS SECTION MUST BE COMPLETED *DENOTES MANDATORY INFORMATION

Surname or Company Name* First Name* Other Name (if any)

Unit Number Street Number* Street Name / PO Box Number*

Locality / Suburb* State* Postcode*

Email Address* Phone Number* Facsimile Number

Issuing Box Number* Customer Reference (optional)

SECTION 2 – LODGEMENT DETAILS THIS SECTION MUST BE COMPLETED IF LODGING ANY DOCUMENTS

	DOCUMENT DETAILS Document Code	ADDITIONAL SERVICES (Charges will apply) Insert a numeric value against every additional service required for each document				CERTIFICATE(S) OF TITLE AFFECTED	
		Production	14 Day Notice	New Titles	New Lots	Volume	Folio
1	C					2717	73
2							
3							
4							
5							
6							
7							
8							
9							
10							

If you require Joint Lodgement or Fast track, please change to Yes below

Joint Lodgement Fast Track

SECTION 3 – EVIDENCE DETAILS THIS SECTION MUST BE COMPLETED IF ANY EVIDENCE OR CORRESPONDENCE IS PRESENTED WITH THIS LODGEMENT

	Evidence Lodged or Presented (e.g. Duplicate Certificate(s) of Title, other supporting evidence and any correspondence)	Original/Copy
1	LETTER TO LANDGATE	ORIGINAL
2		
3		
4		
5		
6		
7		
8		
9		
10		

LANDGATE OFFICE USE ONLY

Signature of Acceptance Officer

SECTION 4 – REQUISITION DETAILS THIS SECTION MUST ONLY BE COMPLETED IF SATISFYING A REQUISITION

If satisfying a requisition, please provide the case number that this lodgement is in relation to:

Case Number



Page No: 1

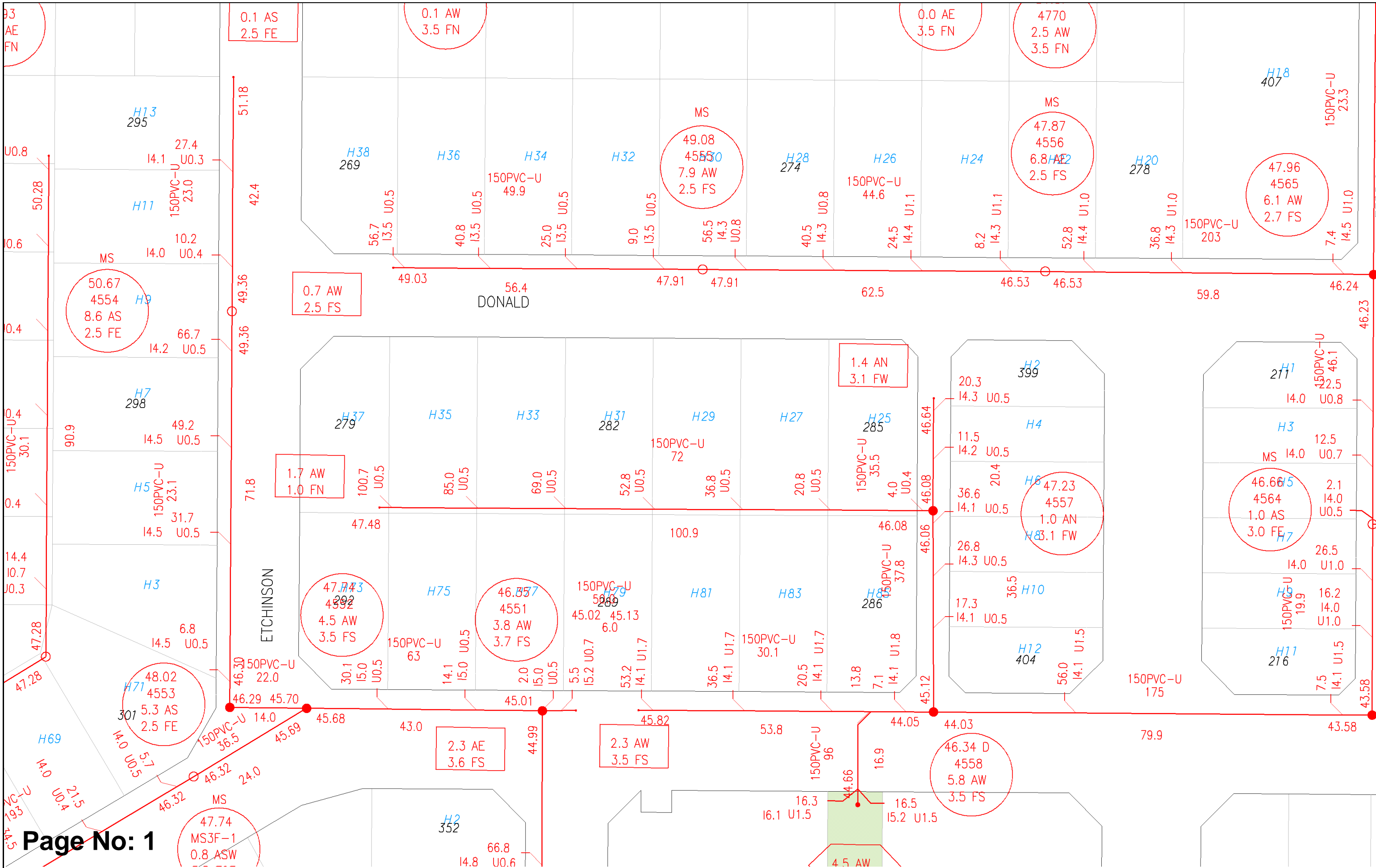


Scale: 1:750
 Job No.: 38067837
 Sequence No.: 247524254
 Print Date: 15 Nov 2024



Water

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.



Page No: 1



Scale: 1:750
 Job No.: 38067837
 Sequence No.: 247524254
 Print Date: 15 Nov 2024



Sewer

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.

	<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>

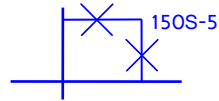


FIRE SERVICES

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.



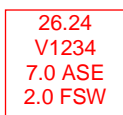
WASTEWATER ACCESS CHAMBERS (MANHOLES)

-- 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

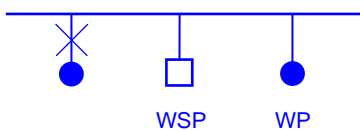
Indicates a potential health hazard from risk of exposure to toxic waste.

WARNING: Opening any manhole is dangerous and is prohibited.



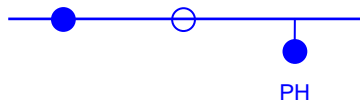
FLOWMETER

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

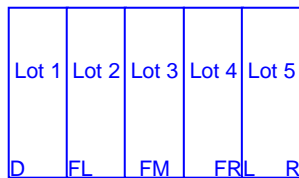
May not be visible.

Hydrant Tee

May not be visible.

Pillar hydrant

Visible



PRE-LAID SERVICES

D Deferred

FL Fully Pre-laid Left

FM Fully Pre-laid Front Middle

FR Fully Pre-laid 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.

SOUTH PERTH PS1



SEWER OR DRAINAGE PUMP STATION

Several pipes and a pressurised main will be in the vicinity.

3.9 1:2.7



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
- 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)

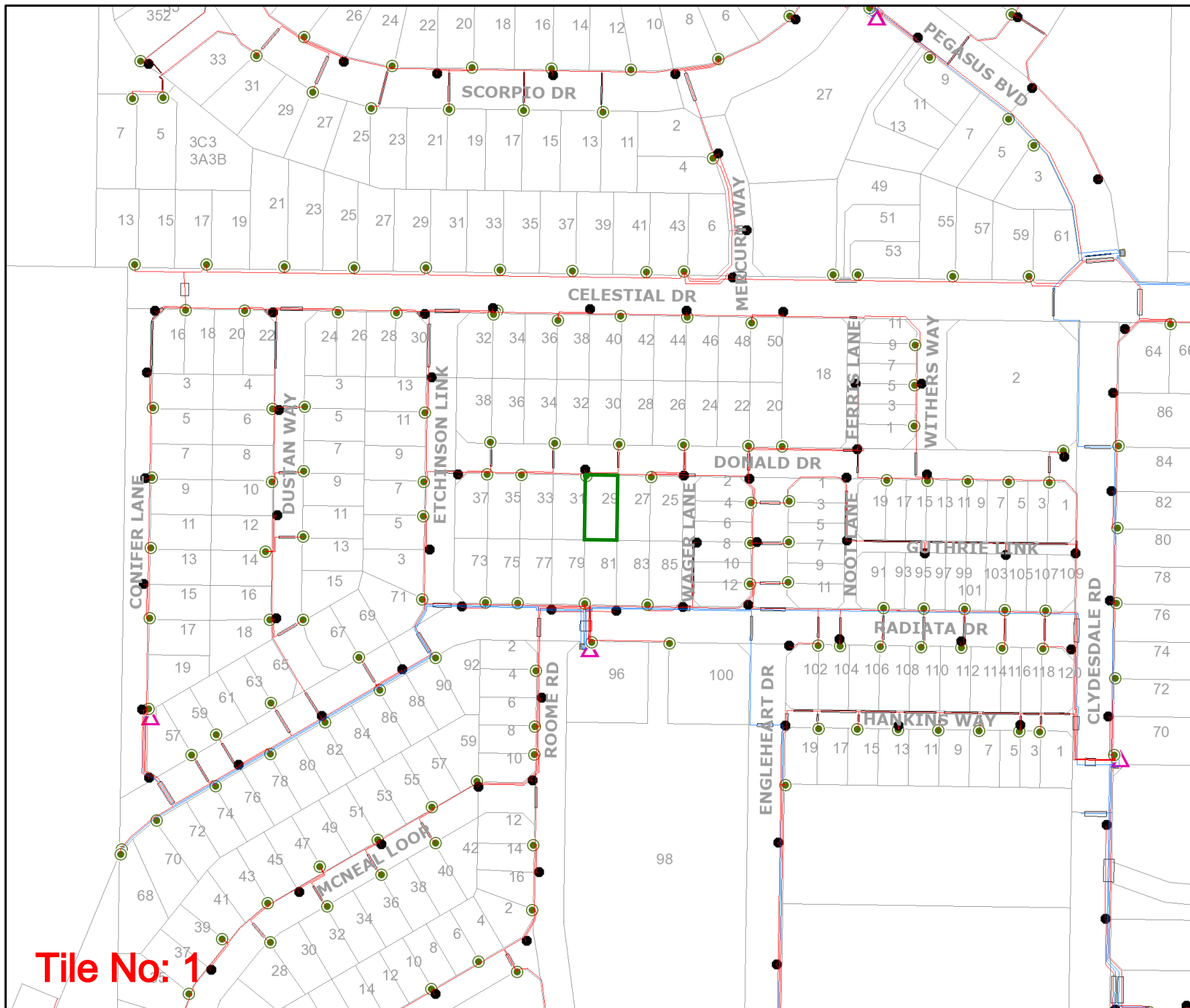
**This map is INDICATIVE ONLY.
Hand exposure via pothole method is MANDATORY.**

**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



Tile No: 1



WARNING
Refer to Cover Sheet
for Further Information

- - - - BYDA Enquiry
 - Transmission Pipelines MAOP > 1900kPa
 - Distribution Pipelines MAOP > 500kPa ≤ 1900kPa
 - - - - Not Gassed OkPa
 - 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

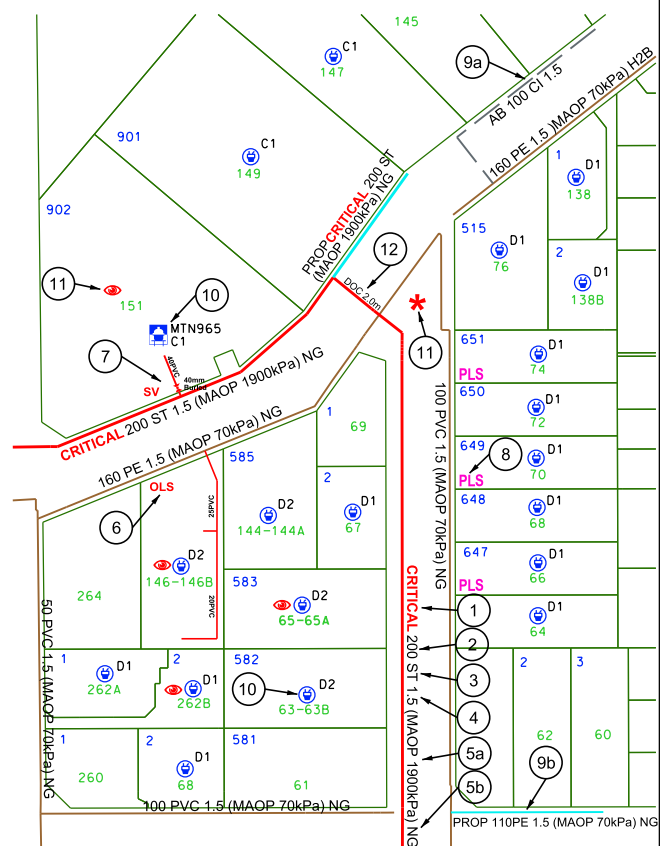
- Test Point
- Anode
- Rectifier

FEATURES

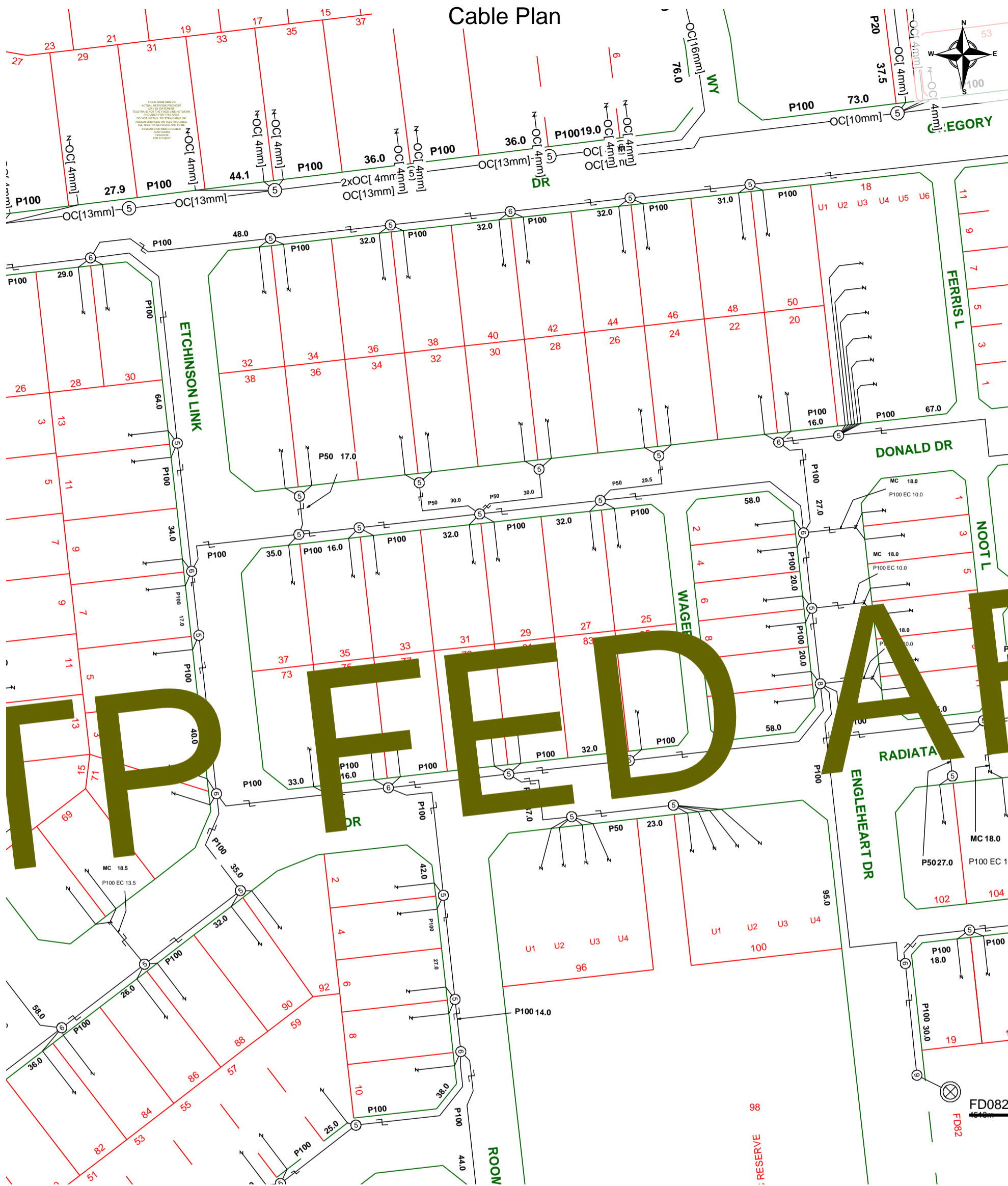
- | | | | |
|-----------------|-----------------------------|------------------|------------------|
| Side Elevation | Linked Document | Reference Line | Not Gassed |
| Obstacle | Pre-Laid Service | Gas Pit | Suburb |
| See Details | Pre-Laid Service Stairs | Arrow Pointer | Local Government |
| Not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



Cable Plan



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

TELSTRA LIMITED A.C.N. 086 174 781

Generated On 15/11/2024 13:27:59

Sequence Number: 247524253

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.

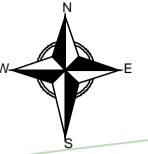
The above plan must be viewed in conjunction with the Mains Cable Plan on the following page

WARNING

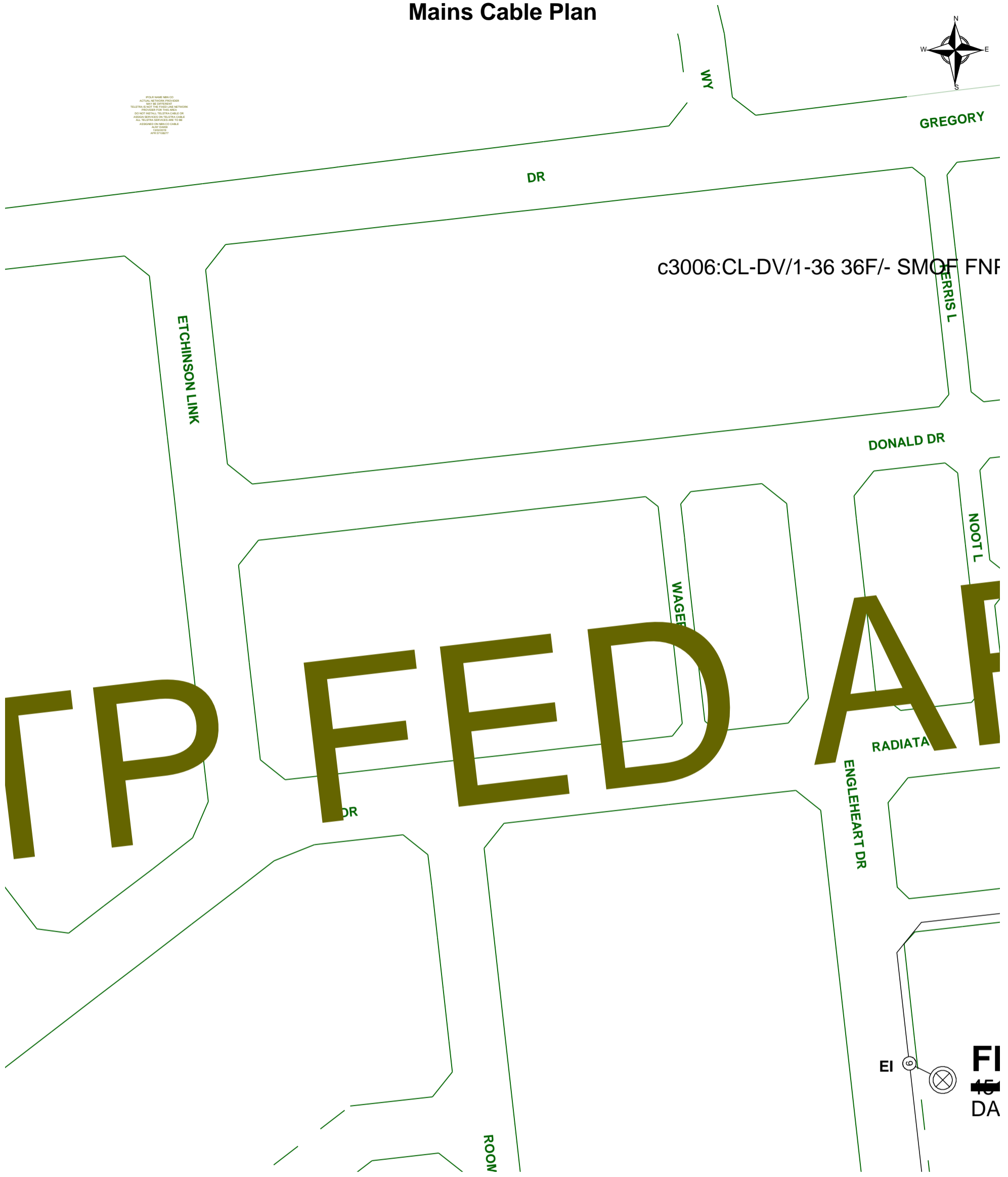
Telstra plans and location information conform to Quality Level "D" of the Australian Standard AS 5488-Classification of Subsurface Utility Information. As such, Telstra supplied location information is indicative only. Spatial accuracy is not applicable to Quality Level D. Refer to AS 5488 for further 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.

Mains Cable Plan



WORLD WIDE SERVICES
ACTUAL NETWORK INFORMATION
MAY BE DIFFERENT
TELSTRA IS NOT THE PROVIDER NETWORK
PROVIDER FOR THIS AREA
DO NOT REPLY, TELSTRA CANNOT
ASSIGN SERVICES ON TELSTRA CABLE
FOR NETWORK SERVICES ARE TO BE
ASSIGNED ON NETWORK CABLE
FOR
APPROPRIATE



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: 247524253

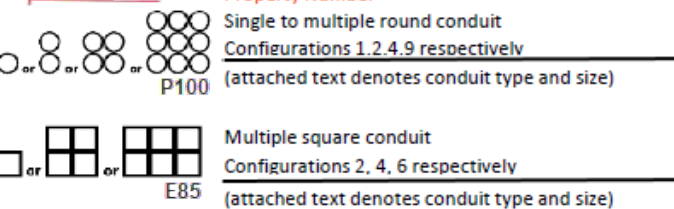
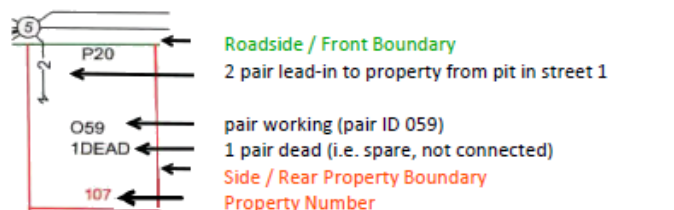
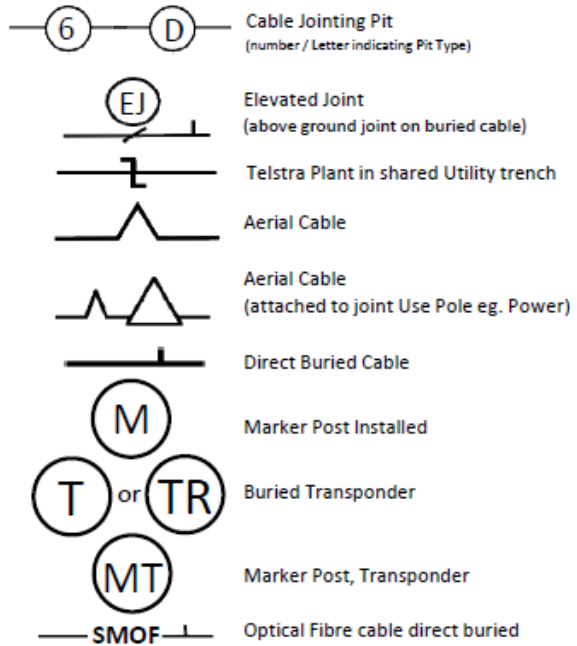
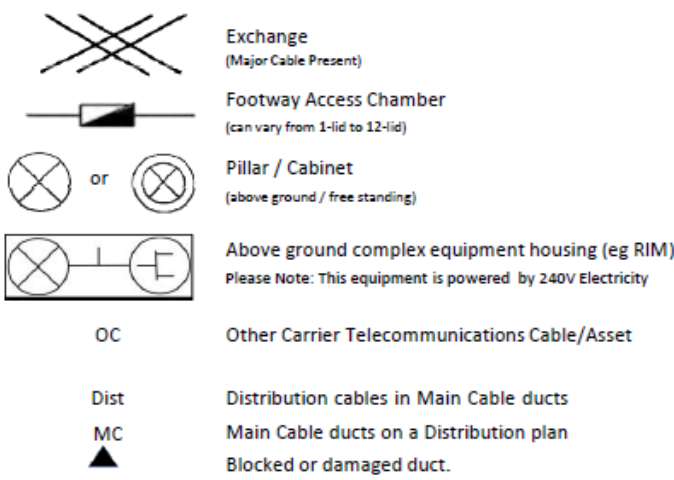
TELSTRA LIMITED A.C.N. 086 174 781

Generated On 15/11/2024 13:28:00

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.

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



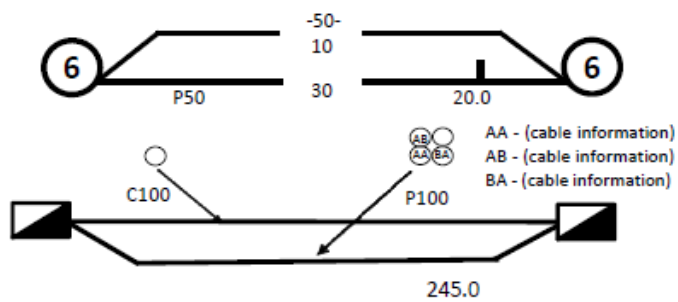
Some examples of conduit type and size:

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

03/12/2024

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

To whom it may concern,

RE: RENTAL APPRAISAL – 29 DONALD DRIVE, MCKAIL

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 **\$400.00 - \$450.00 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:

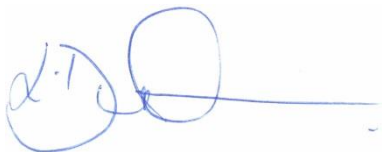
[Obligations of landlords - corded internal window coverings | Department of Mines, Industry Regulation and Safety \(commerce.wa.gov.au\)](#)

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.