

FOR SALE



Offers Above \$699,000

101 BAY VIEW DRIVE, LITTLE GROVE



HARBOUR VIEWS AND DEVELOPMENT OPTIONS

- Charming 1960 cottage, fabulous views over harbour to city
- Elevated 1697sqm terraced block fronting shoreline
- Extend and modernise cottage or create new dream home
- Development options available
- Eight minutes from CBD, near fishing, sailing, school, store

Merrifield
REAL ESTATE

Jeremy Stewart

0439 940 976

0898414022

jeremy@merrifield.com.au



2 1 1 1697 m2



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**

101 BAY VIEW DRIVE, LITTLE GROVE



Specification

Asking Price	Offers Above \$699,000	Land Size	1697.00 m2
Bedrooms	2	Frontage	See Certificate of Title
Bathrooms	1	Restrictive Covenants	See Certificate of Title
Toilets	1	Zoning	R20
Parking	1	School Zone	Little Grove P.S. / N.A.S.H.S.
Sheds	3	Sewer	Connected
HWS	Electric	Water	Scheme Drinking Water
Solar	N/A	Internet Connection	Available
Council Rates	\$2194.16	Building Construction	Fibro & Tile
Water Rates	\$1525.99	Insulation	Unspecified
Strata Levies	N/A	Built/Builder	1960
Weekly Rent	\$340 - \$370 per week	BAL Assessment	N/A
Lease Expiry	N/A	Items not included	N/A



Merrifield Real Estate

Boundaries are Approximate



2



1



1

MERRIFIELD REAL ESTATE

MERRIFIELD REAL ESTATE

MERRIFIELD REAL ESTATE

MERRIFIELD REAL ESTATE

MERRIFIELD

REAL ESTATE

MERRIFIELD REAL ESTATE

MERRIFIELD REAL ESTATE

MERRIFIELD REAL ESTATE

MERRIFIELD REAL ESTATE

MERRIFIELD REAL ESTATE

MERRIFIELD REAL ESTATE

MERRIFIELD REAL ESTATE

MERRIFIELD REAL ESTATE

MERRIFIELD

MERRIFIELD REAL ESTATE

MERRIFIELD REAL ESTATE

MERRIFIELD REAL ESTATE

MERRIFIELD REAL ESTATE

MERRIFIELD REAL ESTATE

MERRIFIELD REAL ESTATE

MERRIFIELD REAL ESTATE

MERRIFIELD REAL ESTATE

MERRIFIELD

MERRIFIELD REAL ESTATE

MERRIFIELD REAL ESTATE

MERRIFIELD REAL ESTATE

MERRIFIELD REAL ESTATE

MERRIFIELD REAL ESTATE

MERRIFIELD REAL ESTATE

MERRIFIELD REAL ESTATE

MERRIFIELD REAL ESTATE

MERRIFIELD

MERRIFIELD REAL ESTATE

MERRIFIELD REAL ESTATE

MERRIFIELD REAL ESTATE

MERRIFIELD REAL ESTATE

MERRIFIELD REAL ESTATE

MERRIFIELD REAL ESTATE

MERRIFIELD REAL ESTATE

MERRIFIELD REAL ESTATE

MERRIFIELD

MERRIFIELD REAL ESTATE

MERRIFIELD REAL ESTATE

MERRIFIELD REAL ESTATE

MERRIFIELD REAL ESTATE

MERRIFIELD REAL ESTATE

MERRIFIELD REAL ESTATE

MERRIFIELD REAL ESTATE

MERRIFIELD REAL ESTATE

MERRIFIELD

MERRIFIELD REAL ESTATE

MERRIFIELD REAL ESTATE

MERRIFIELD REAL ESTATE

MERRIFIELD REAL ESTATE

MERRIFIELD REAL ESTATE

MERRIFIELD REAL ESTATE

MERRIFIELD REAL ESTATE

MERRIFIELD REAL ESTATE

MERRIFIELD

MERRIFIELD REAL ESTATE

MERRIFIELD REAL ESTATE

MERRIFIELD REAL ESTATE

MERRIFIELD REAL ESTATE

MERRIFIELD REAL ESTATE

MERRIFIELD REAL ESTATE

MERRIFIELD REAL ESTATE

MERRIFIELD REAL ESTATE

MERRIFIELD

MERRIFIELD REAL ESTATE

MERRIFIELD REAL ESTATE

MERRIFIELD REAL ESTATE

MERRIFIELD REAL ESTATE

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.



Created: 8 November 2023 from Map Viewer Plus: <https://maps.landgate.wa.gov.au/maps-landgate/registered/>

WESTERN



AUSTRALIA

TITLE NUMBER

Volume

Folio

1837

542

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.

BG Roberts
REGISTRAR OF TITLES



LAND DESCRIPTION:

LOT 18 ON PLAN 256

REGISTERED PROPRIETOR: (FIRST SCHEDULE)

BRIAN JOHN FLYNN
JUDITH HELEN FLYNN
BOTH OF 22 AUSTIN ROAD, ALBANY
AS JOINT TENANTS

(T G816067) REGISTERED 10/6/1998

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

1. THE LAND THE SUBJECT OF THIS CERTIFICATE OF TITLE EXCLUDES ALL PORTIONS OF THE LOT DESCRIBED ABOVE EXCEPT THAT PORTION SHOWN IN THE SKETCH OF THE SUPERSEDED PAPER VERSION OF THIS TITLE. VOL 1837 FOL 542.

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: 1837-542 (18/P256)
PREVIOUS TITLE: 1120-679
PROPERTY STREET ADDRESS: 101 BAY VIEW DR, LITTLE GROVE.
LOCAL GOVERNMENT AUTHORITY: CITY OF ALBANY

ORIGINAL—NOT TO BE REMOVED FROM OFFICE OF TITLES

Transfer E095588
Volume 1120 Folio 679

WESTERN



AUSTRALIA

REGISTER BOOK
VOL. 1837 FOL. 542

CT 1837 0542 F

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 8th May, 1989

S. J. Mulesky

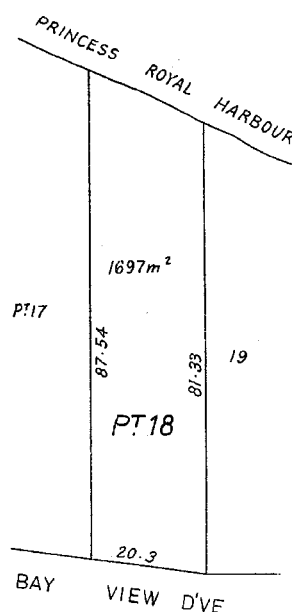
REGISTRAR OF TITLES

ESTATE AND LAND REFERRED TO

Estate in fee simple in portion of Plantagenet Location 24 and being part of Lot 18 on Plan 256, delineated on the map in the Third Schedule hereto.

FIRST SCHEDULE (continued overleaf)~~Diane Noelle Baxter and Charles John Baxter, both of 57 Chipana Drive, Albany, as joint tenants.~~SECOND SCHEDULE (continued overleaf)

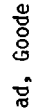

NIL




THIRD SCHEDULESCALE 1:1000
T.R. R.

NOTE: ENTRIES MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS.

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

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

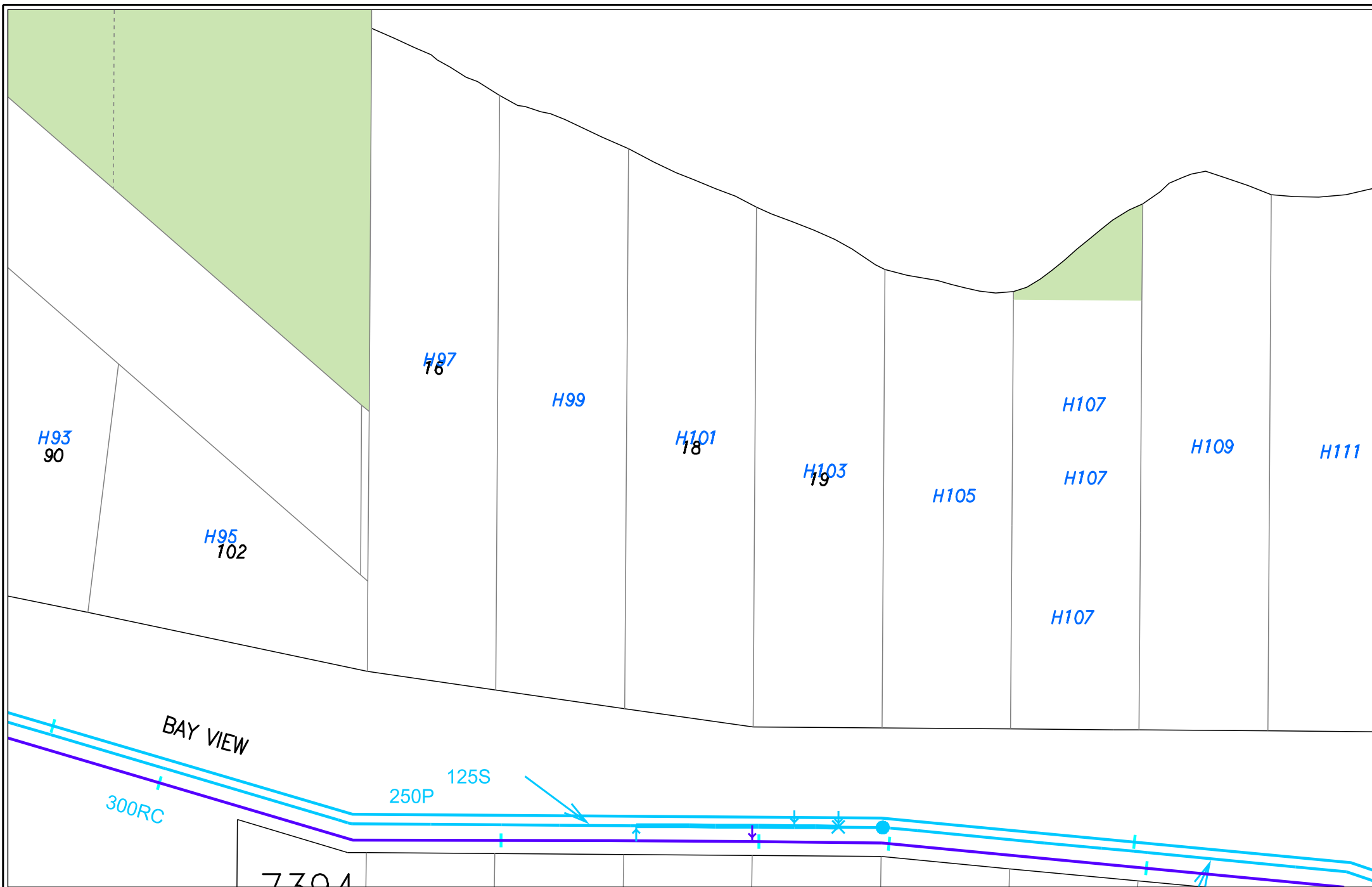
FIRST SCHEDULE (continued)		NOTE: ENTRIES MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS		REGISTERED PROPRIETOR		INSTRUMENT		REGISTERED	TIME	SEAL	CERT. OFFICER
						NATURE	NUMBER				
<u>Brian John Flynn</u> and <u>Judith Helen Flynn</u> both of 22 Austin Road, Goode Beach, Albany as <u>joint tenants</u> .			Transfer			6816067		10.6.98	14.29		

SECOND SCHEDULE (continued)		NOTE: ENTRIES MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS									
INSTRUMENT		PARTICULARS	REGISTERED	TIME	SEAL	CERT. OFFICER	CANCELLATION	NUMBER	REGISTERED OR LODGED	SEAL	CERT. OFFICER
NATURE	NUMBER										
Mortgage	6576538	to Bank of Western Australia Ltd.	8.9.97	8.20		C/I	Discharged	6816066	10.6.98		

CERTIFICATE OF TITLE VOL 1837 FOL 542

Plan 256

Lot	Certificate of Title	Lot Status	Part Lot
1	1757/585	Registered	
4	1435/424	Registered	
5	1246/103	Registered	
6	1830/907	Registered	
7	1246/113	Registered	
8	2072/1000	Registered	
9	1246/131	Registered	
10	1739/159	Registered	
11	78/150A	Registered	
12	1247/35	Registered	
13	1781/46	Registered	
14	1247/31	Registered	
15	1205/393	Registered	
16	1463/187	Registered	
17	1837/541	Registered	
18	1837/542	Registered	
19	2/318A	Registered	
20	1246/104	Registered	
21	SP49426	Strata'd	
21	1248/98 (Cancelled)	Strata'd	
22	1246/127	Registered	
23	1749/380	Registered	
24	2199/483	Registered	
25	1246/126	Registered	
26	1296/957	Registered	
27	1443/788 (Cancelled)	Retired	
28	1246/125 (Cancelled)	Retired	
29	1356/502	Registered	
30	1558/226 (Cancelled)	Retired	



Scale: 1:750 Centre Point: 117.861°, -35.060°

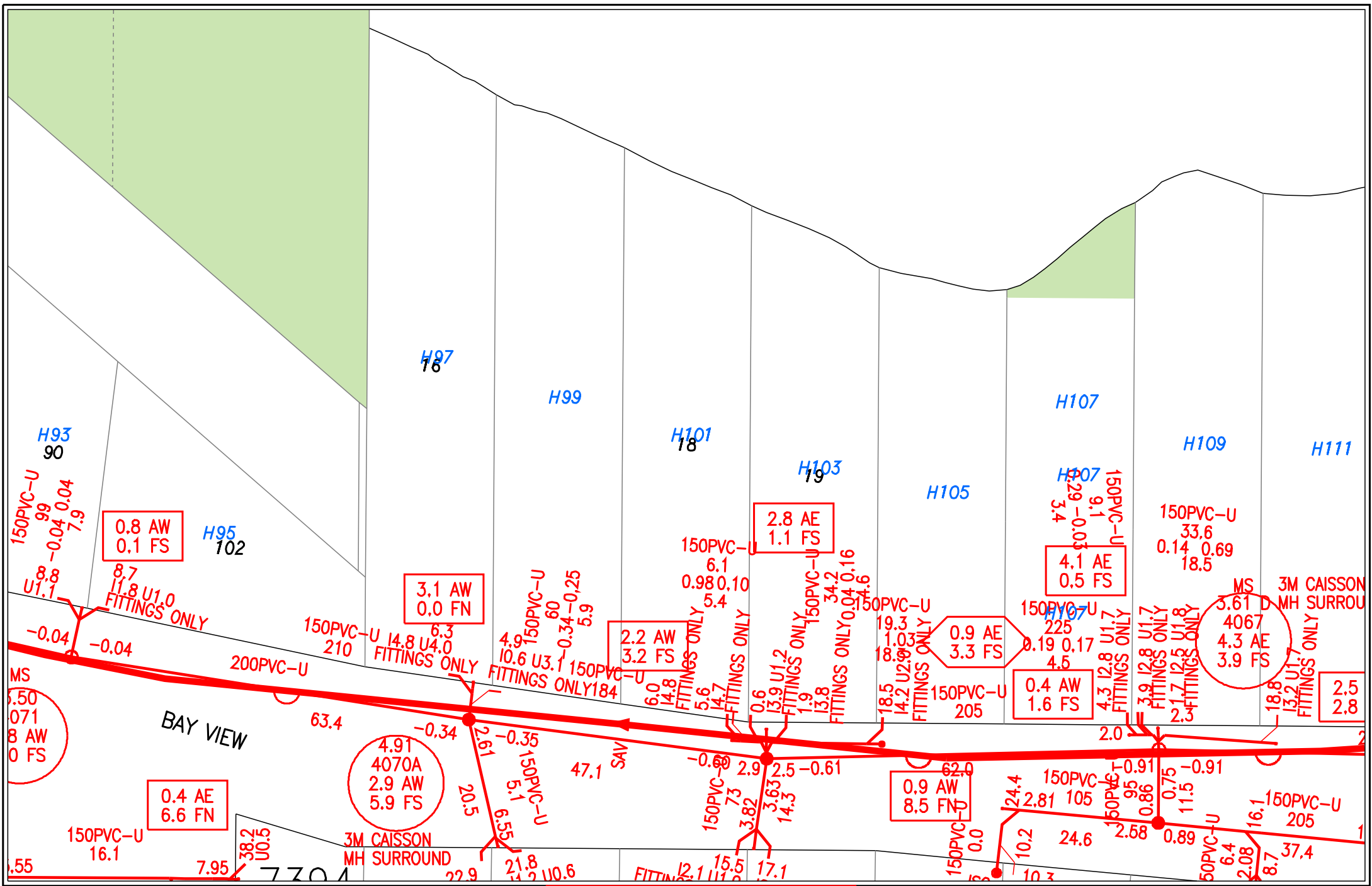
Sequence No: 231680181

Print Date: 02/11/2023 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.



Scale: 1:750 Centre Point: 117.861°, -35.060°
 Sequence No: 231680181
 Print Date: 02/11/2023 Page: 1 of 1



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

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

Plan Legend (summary)

INFORMATION BROCHURE



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

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

WATER, SEWERAGE AND DRAINAGE PIPELINES

CRITICAL PIPELINE (thick line) EXTRA CAUTION REQUIRED

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

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

P.M. pressure main

M.S. main sewer

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

Common material abbreviations:

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

CI cast iron

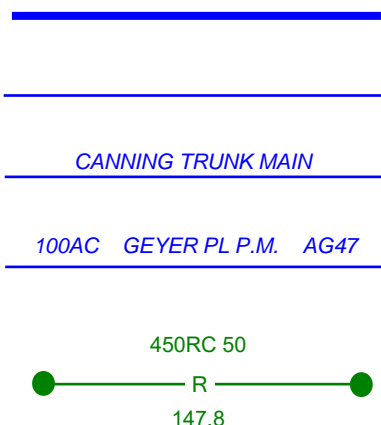
GRP glass reinforced plastic

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

RC reinforced concrete

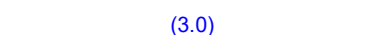
S steel

VC vitrified clay



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.)



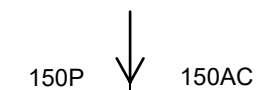
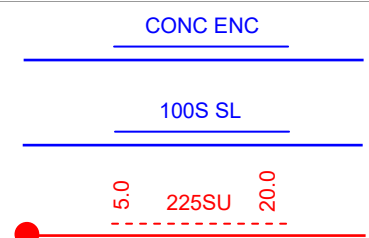
OTHER PIPE SYMBOLS

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



CONCRETE ENCASEMENT, SLEEVING AND TUNNELS

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



CHANGE INDICATOR ARROW

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



PIPE OVERPASS

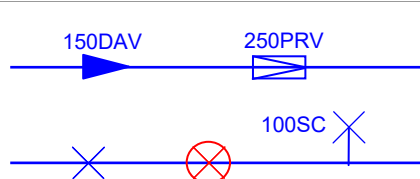
The overpass symbol indicates the shallower of the two pipes.



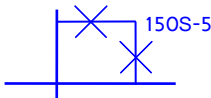
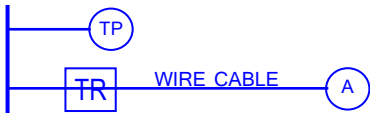





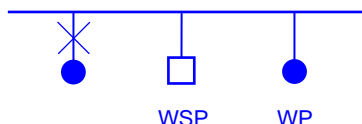
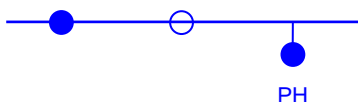
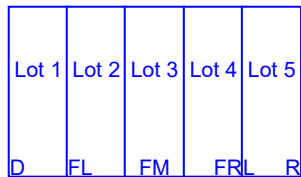




VALVES

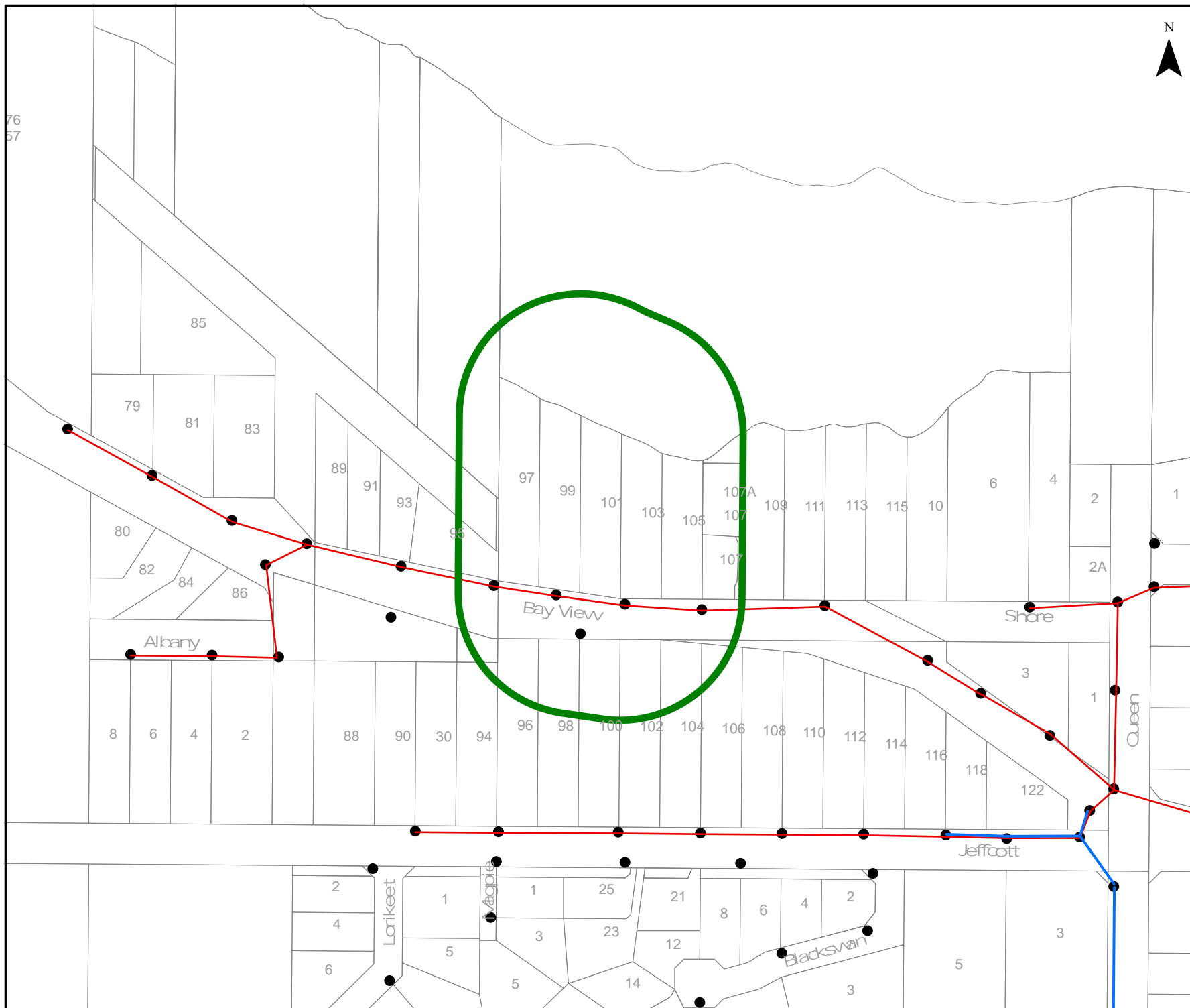
Many different valve types are in use. Valve may be in a pit or have a visible valve cover. There may be no surface indication.


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



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

76
57





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.

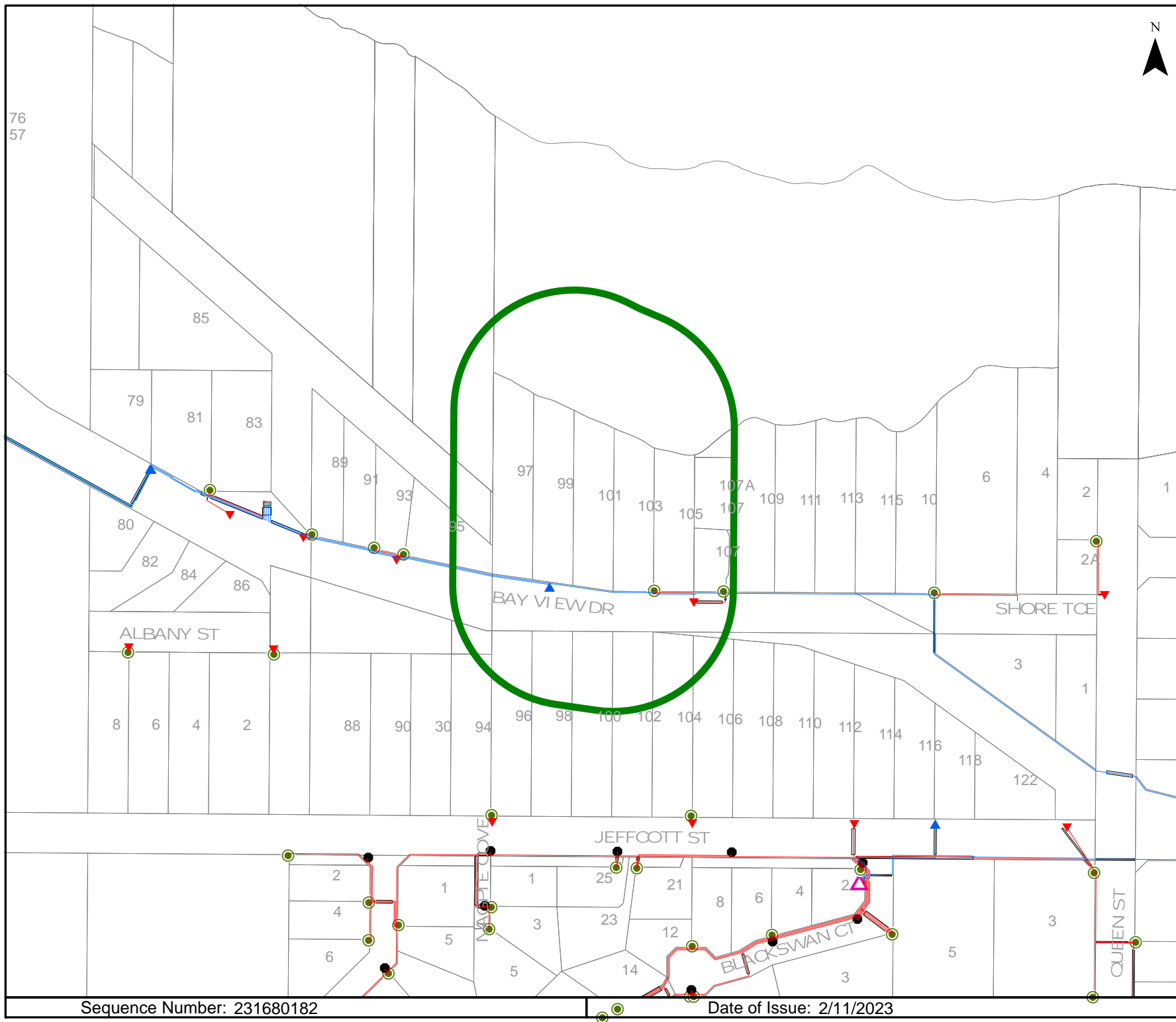
Telephone Support: 1300 769 345
Mon to Fri - 08:00 to 16:30

Information valid for 30 days from date of issue

A4 | Scale : 1:2500

WARNING! Look out for overhead power lines

76
57



UNDERGROUND LEGEND

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

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

Cable Pole Terminations	
HV Termination	LV Termination

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

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)

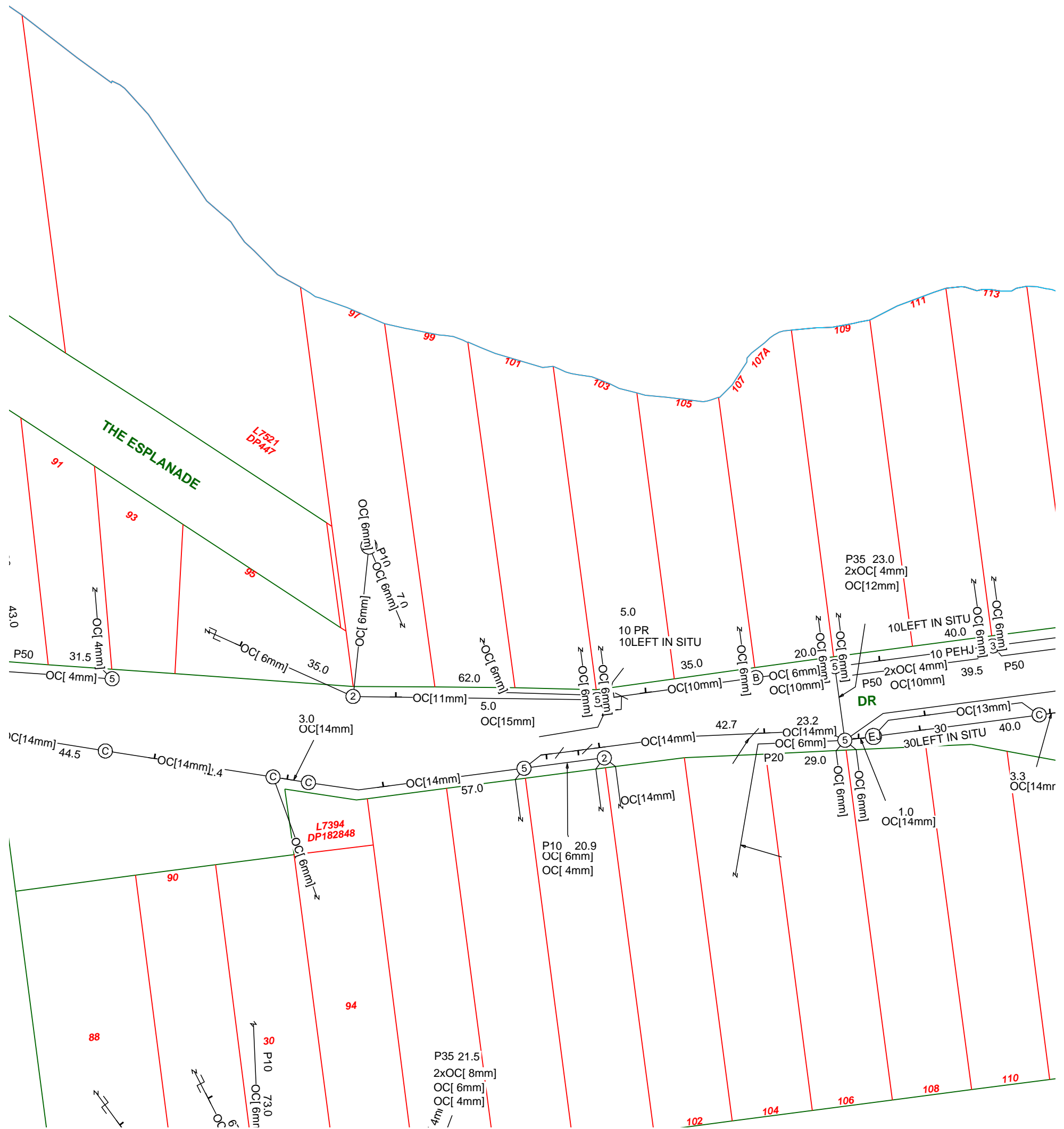
This map is INDICATIVE ONLY.
Hand exposure via pothole
method is MANDATORY.

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**



Please read Duty of Care prior to any excavating

Generated On 02/11/2023 17:04:55

Page 1 of 1



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

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

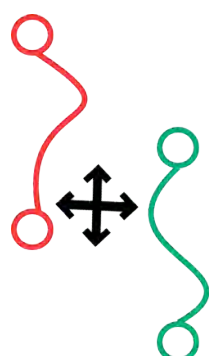
If you receive a message asking for a phone or account number say:

"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

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

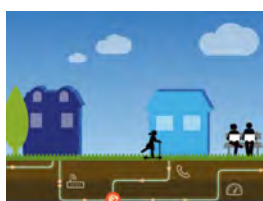


DBYD Certification

Certified Locating Organisation (CLO)

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

Please refer to attached Accredited Plant Locator.pdf



Telstra Smart Communities

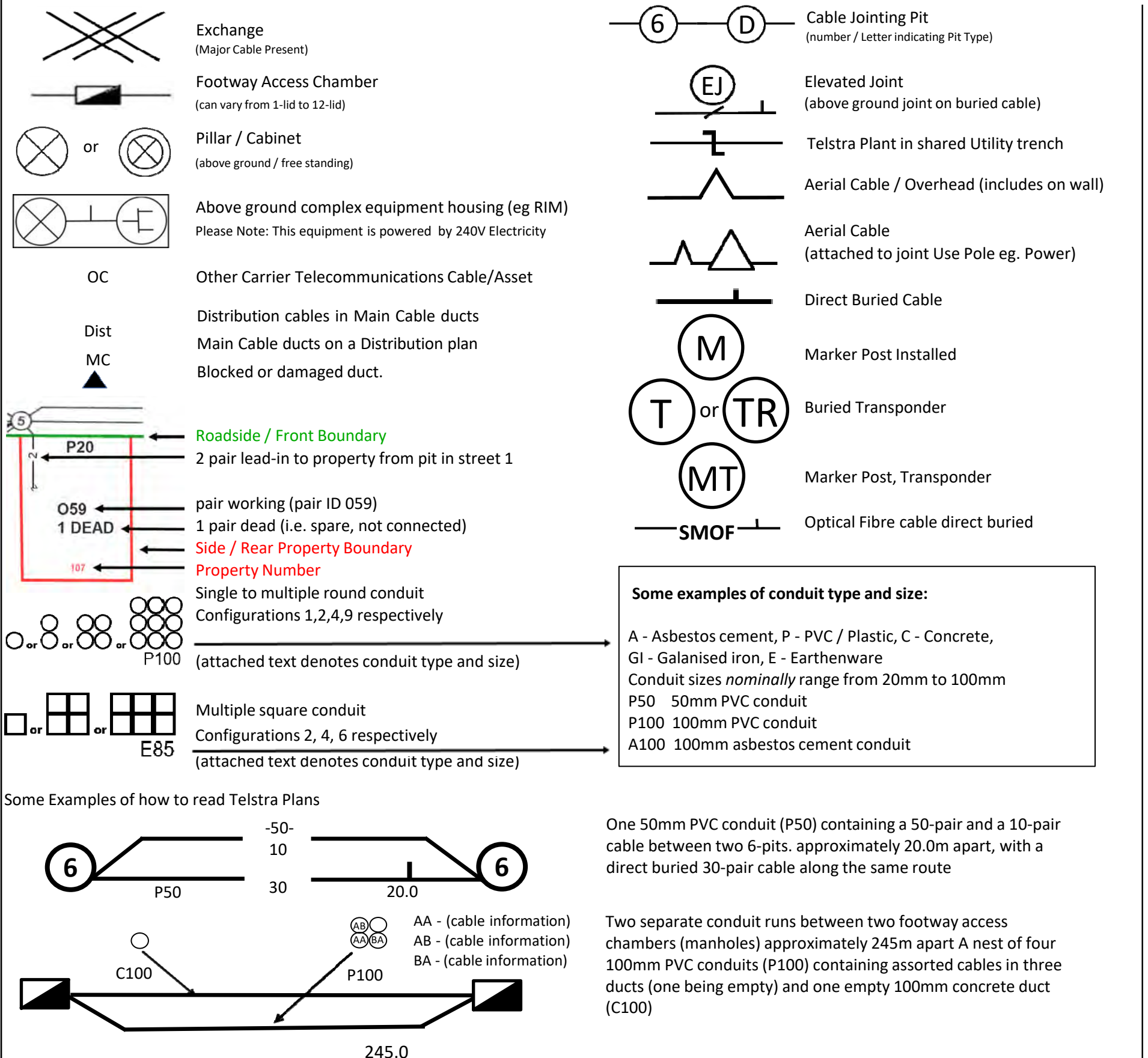
Information for new developments (developers, builders, homeowners)

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

LEGEND




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

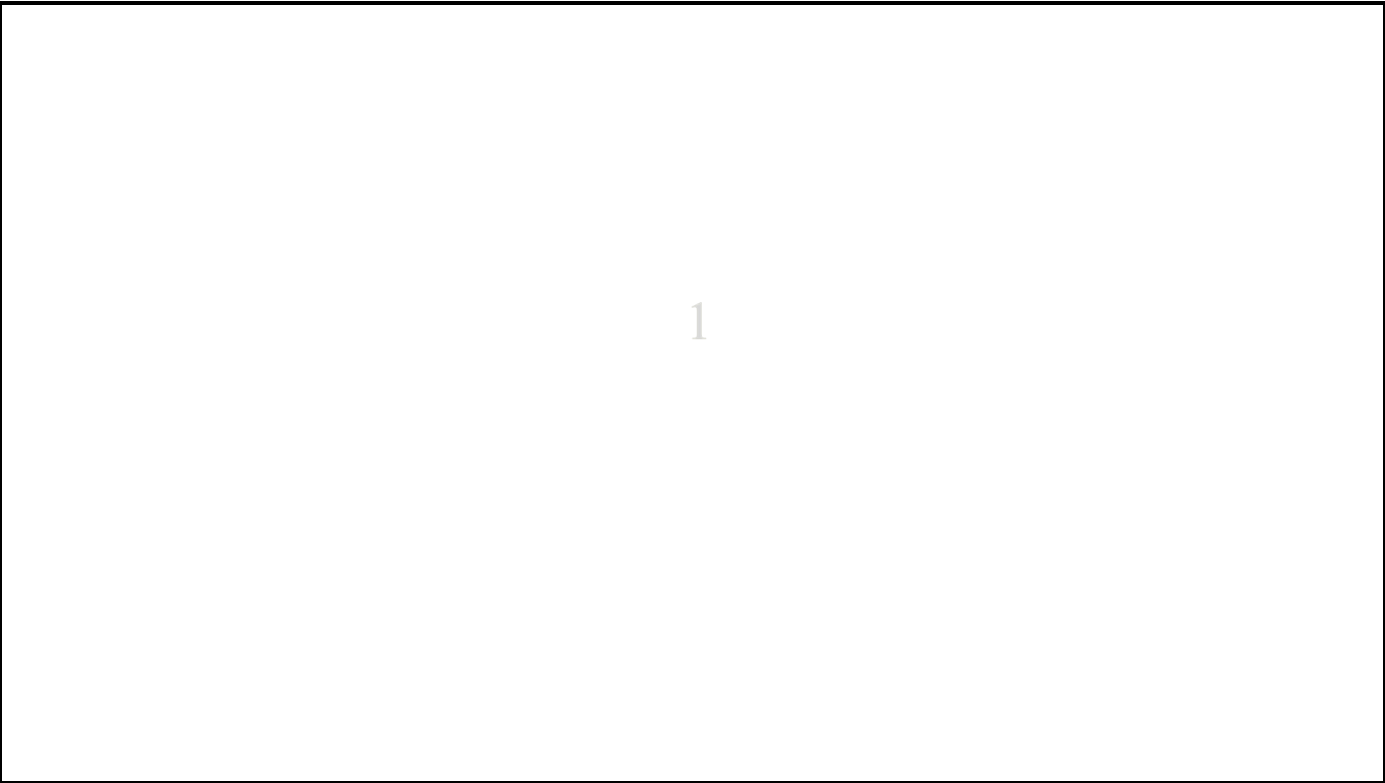


WARNING: Telstra plans and location information conform to Quality Level 'D' of the Australian Standard AS 5488 - Classification of Subsurface Utility Information. As such, Telstra supplied location information is indicative only. Spatial accuracy is not applicable to Quality Level D. Refer to AS 5488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

Dial before you dig Job #:	35394317	 DIAL BEFORE YOU DIG <small>www.1100.com.au</small>
Sequence #	231680180	
Issue Date:	02/11/2023	
Location:	101 Bay View Dr , Little Grove , 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
	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



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

09/11/2023

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

To whom it may concern,

RE: RENTAL APPRAISAL – 101 BAY VIEW DRIVE, LITTLE GROVE

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 **\$340.00 - \$370.00 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;

- Major clean up of outdoor areas

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.