

FOR SALE



9 BOTTRELL CLOSE, WARRENUP



BEAUTIFUL SEMI-RURAL PROPERTY

- Brick home on 4627sqm lifestyle block
- Open family/dining room, lounge, fabulous patio
- Grassy block, orchard, rainwater tank, lovely outlook
- 12m x 9m powered shed, double garage
- Few minutes from town, near schools, shops



 **4**  **2**  **6**  **4627 m2**

Kyle Sproxton

0438 880 439

0898414022

kyle@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

9 BOTTRELL CLOSE, WARRENUP

Specification

Asking Price	\$865,000	Land Size	4627.00 m2
Bedrooms	4	Frontage	See Certificate of Title
Bathrooms	2	Restrictive Covenants	See Certificate of Title
Toilets	2	Zoning	Special Residential 12
Parking	6	School Zone	Yakamia PS & NASHS
Sheds	12m x 9m powered shed	Sewer	Septic Tanks
HWS	Not Specified	Water	Scheme Connected
Solar	N/A	Internet Connection	NBN Available
Council Rates	\$2,804.84	Building Construction	Brick Veneer & Iron
Water Rates	\$275.72	Insulation	Unknown
Strata Levies	N/A	Built/Builder	Approx. 2006
Weekly Rent	\$650 - \$700 per week	BAL Assessment	N/A

-- Map Viewer Plus --

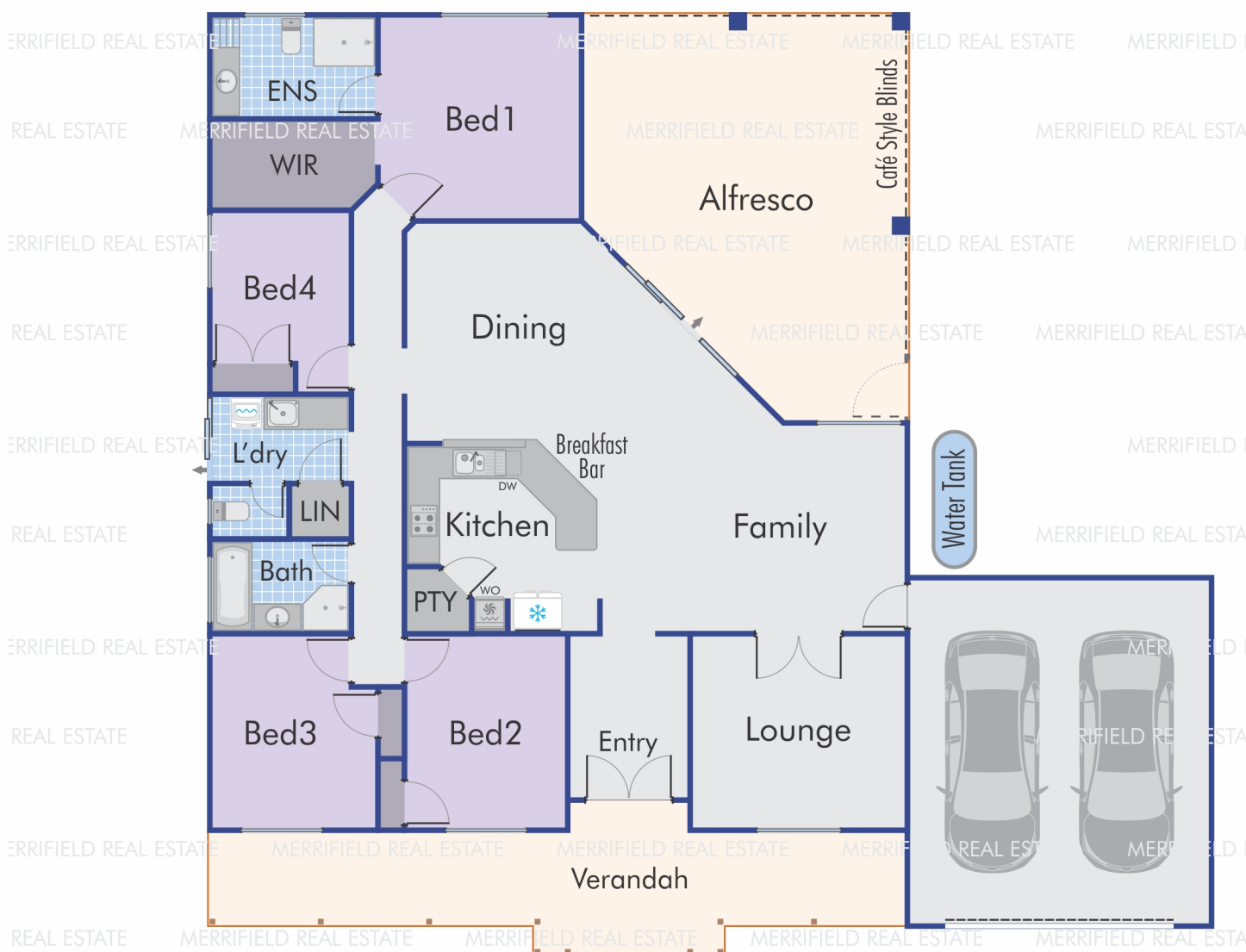
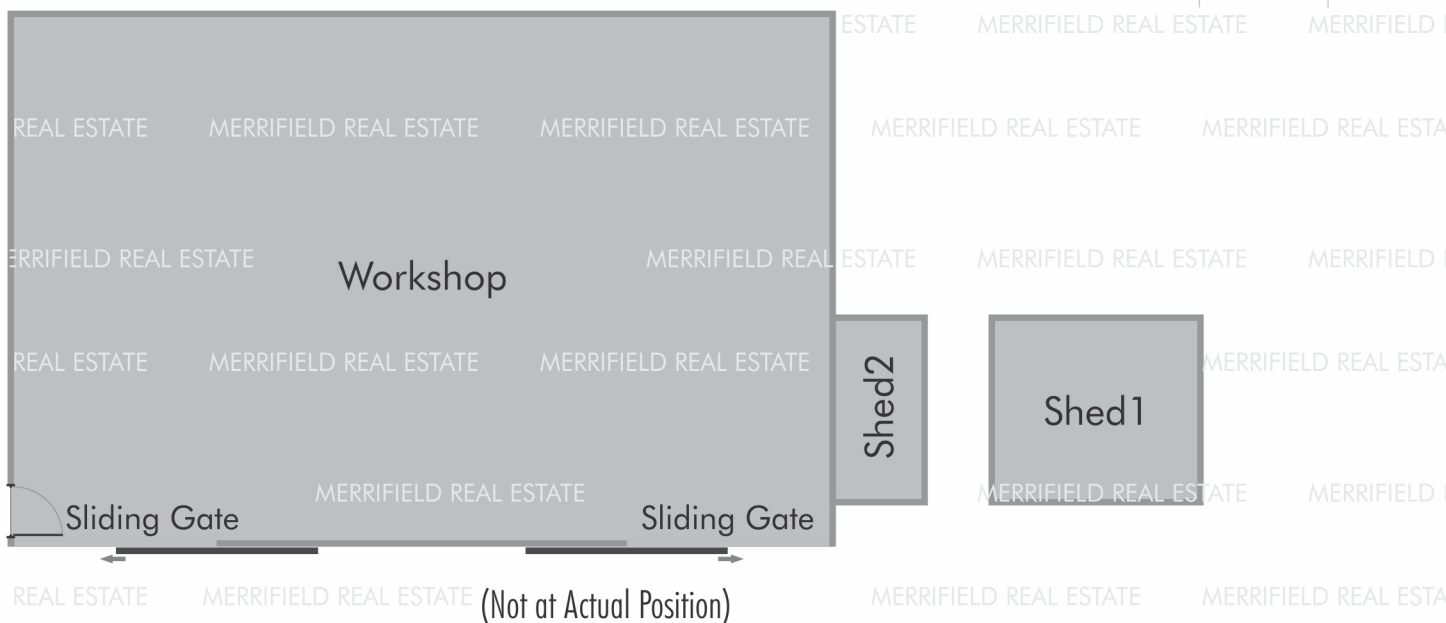


Created: 28 April 2024 from Map Viewer Plus. URL: <https://www.mpa.wa.gov.au/?address=9%20Bottrell%20Close%2C%20WARRENUP%206330&theme=sl128>



Created: 26 April 2024 from Map Viewer Plus <https://www.landgate.wa.gov.au/?address=9%20Bottrell%20Close%2C%20WARRENUP%206330&theme=hybrid>

0 0.013 0.027 0.041 0.054 km



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.

WESTERN



AUSTRALIA

TITLE NUMBER

Volume

Folio

2582

926

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 501 ON DEPOSITED PLAN 42739

REGISTERED PROPRIETOR: (FIRST SCHEDULE)

CHRISTOPHER JAMES ROSS
KYM MARIE ROSS
BOTH OF 9 BOTTRELL CLOSE WARRENUP WA 6330
AS JOINT TENANTS

(T O799909) REGISTERED 12/7/2021

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

1. EASEMENT BURDEN CREATED UNDER SECTION 27A OF T. P. & D. ACT - SEE DEPOSITED PLAN 42739 AS CREATED ON DEPOSITED PLAN 32509
2. J112169 RESTRICTIVE COVENANT TO COMMISSIONER OF MAIN ROADS - SEE DEPOSITED PLAN 42739 REGISTERED 8/12/2004.
3. O800554 MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA REGISTERED 13/7/2021.

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: DP42739
PREVIOUS TITLE: 2541-231
PROPERTY STREET ADDRESS: 9 BOTTRELL CL, WARRENUP.
LOCAL GOVERNMENT AUTHORITY: CITY OF ALBANY

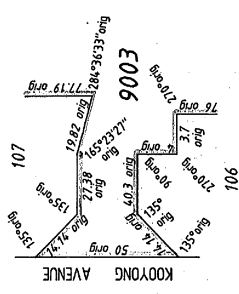


Deposited Plan 42739

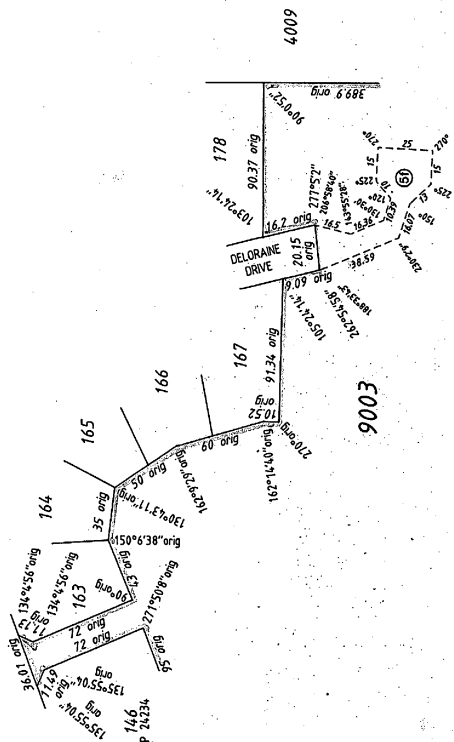
Lot	Certificate of Title	Lot Status	Part Lot
501	2582/926	Registered	
9003	2582/927 (Cancelled)	Retired	

FOR HEADING SEE SHEET 1 OF 2
FOR INTERESTS AND NOTIFICATIONS SEE SHEET 1 OF 2

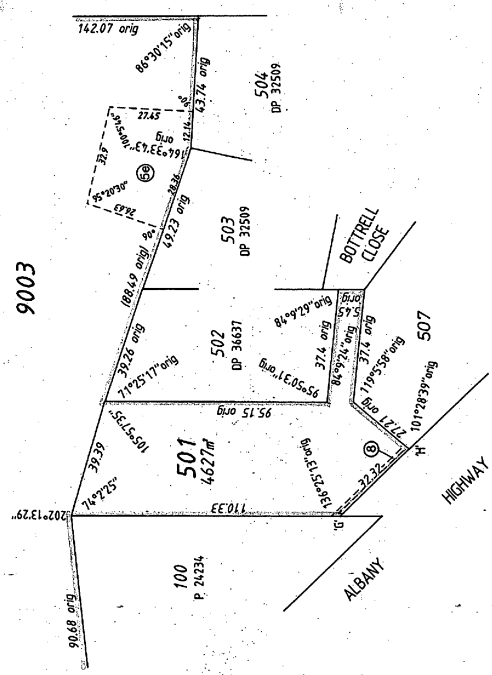
BY	DATE



ENLARGEMENT AT (B)
NOT TO SCALE



ENLARGEMENT AT (C)
NOT TO SCALE



ENLARGEMENT AT (A)
NOT TO SCALE

ENLARGEMENT AT (C)
NOT TO SCALE



Licensed Surveyor CLODGED WESTERN AUSTRALIAN PLANNING COMMISSION	Date 12/05/22 Approved by 12/05/22 DEPOSITED PLAN 42739 RELEASED UNDER S39(4)(A) ACT 1985 DATE 16/11/2024 SHEET 2 OF 2 EDITION 1 VERSION 1

JOHN KINNEAR & ASSOCIATES
CONSULTANTS
61 DUNE STREET
ALBANY WA 6171
PHONE 080 9442 1553 FAX 080 9442 1570
A/N 21 000 240 151

INSTRUCTIONS

1. This form may be used only when a "Box Type" form is not provided or is unsuitable. It may be completed in narrative style.
2. If insufficient space hereon Additional Sheet Form B1 should be used.
3. Additional Sheets shall be numbered consecutively and bound to this document by staples along the left margin prior to execution by the parties.
4. 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 initialled by the persons signing this document and their witnesses.

NOTES

1. Insert document type.
2. 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.

J 112169 RC

08 Dec, 2004 15:23:08 Perth



REG. \$ 79.00

LODGED BY

ADDRESS

JAN SIMPSON SETTLEMENTS
PO BOX 7199, CLOISTERS SQUARE
PERTH WA 6850
TELEPHONE: 9481 6333
FAX: 9481 6644

PHONE No.

FAX No

REFERENCE No.

47595/WH.

ISSUING BOX No.

196C.

PREPARED BY

Hudson Henning & Goodman

ADDRESS

P O Box 5084
ALBANY WA 6330

PHONE No.

08 9841 2322

FAX No.

08 9841 2489

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

②3

TITLES, LEASES, DECLARATIONS ETC. LODGED HERewith

1.	_____	Received Items Nos. Receiving Clerk
2.	_____	
3.	_____	
4.	_____	
5.	_____	
6.	_____	

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.

EXAMINED

EXECUTED by the parties as a Deed:

N L Black

NORMAN LESLIE BLACK

M Noell

WITNESS SIGNATURE

Witness Name

Witness Address **MURRAY NOEL THORNHILL**
HUDSON HENNING & GOODMAN
49 Peels Place Albany 6330
BARRISTER & SOLICITOR

Witness Occupation

J M Black

JOYCE MARGARET BLACK

M Noell

WITNESS SIGNATURE

Witness Name

Witness Address **MURRAY NOEL THORNHILL**
HUDSON HENNING & GOODMAN
49 Peels Place Albany 6330
BARRISTER & SOLICITOR

Witness Occupation

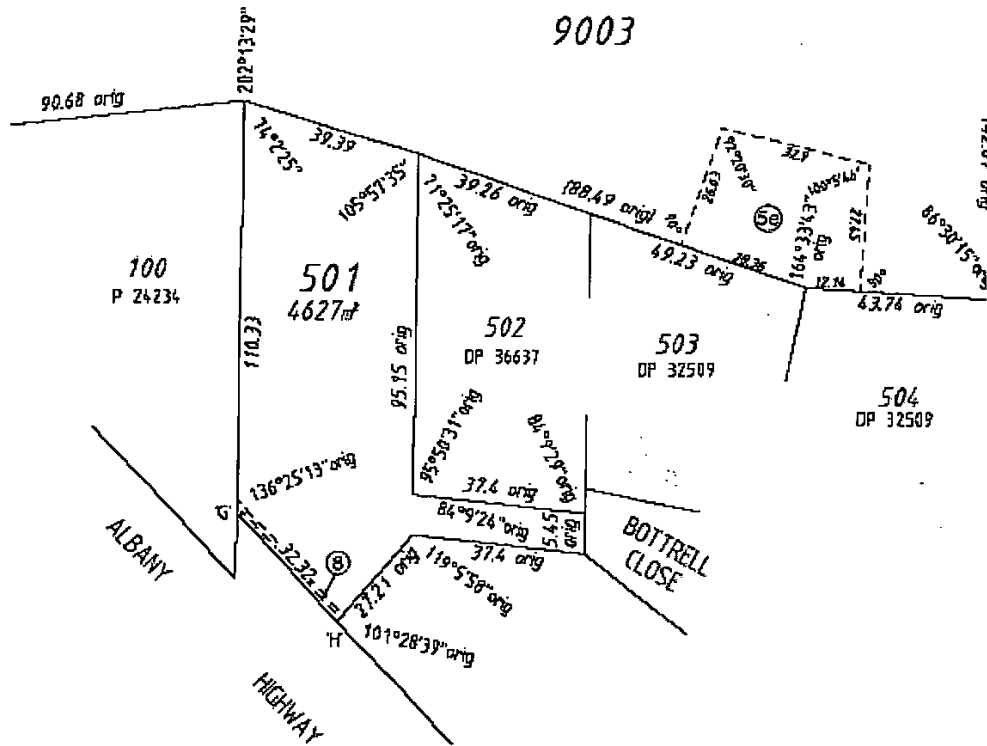
Signed for and on behalf of the COMMISSIONER)
OF MAIN ROADS by the officer duly delegated)
this authority by the Commissioner of Main Roads)
under Section 10B(1) of the Main Roads Act. 1930)
(as amended) in the presence of:

[Signature]
(Officer, Main Roads Western Australia)

[Signature]
(Name & Title)

ERLE DUTTON
MANAGER PROPERTY MANAGE IT

SECOND SCHEDULE



ENLARGEMENT AT (A)
NOT TO SCALE

FIRST SCHEDULE

Item 1 **LAND BURDENED**

Lot 501 on Deposited Plan 42739 being the whole of the land comprised in Certificate of Title Volume ~~2582~~ Folio 926 .

Item 2 **ENCUMBRANCES**

1. Easement burden created under Section 27A of T.P. & D. Act – see Deposited Plan 36637 as created on Deposited Plan 32509

OPERATIVE PART:

1. SUBDIVIDER'S COVENANTS

The Subdivider for itself and its successors in title with the intention of binding so far as is possible the Land Burdened in the hands of whoever it may come HEREBY COVENANTS with Main Roads under and by virtue of the provisions of Section 129BA of the Transfer of Land Act 1893 not to use or permit the use of the Land Burdened for access from the Land Burdened to Albany Highway or to the Land Burdened from Albany Highway between the points marked "G" to "H" shown along the boundary of the Land Burdened. For ease of reference, the Second Schedule contains a copy of the land burdened with points "G" and "H" marked.

2. COSTS

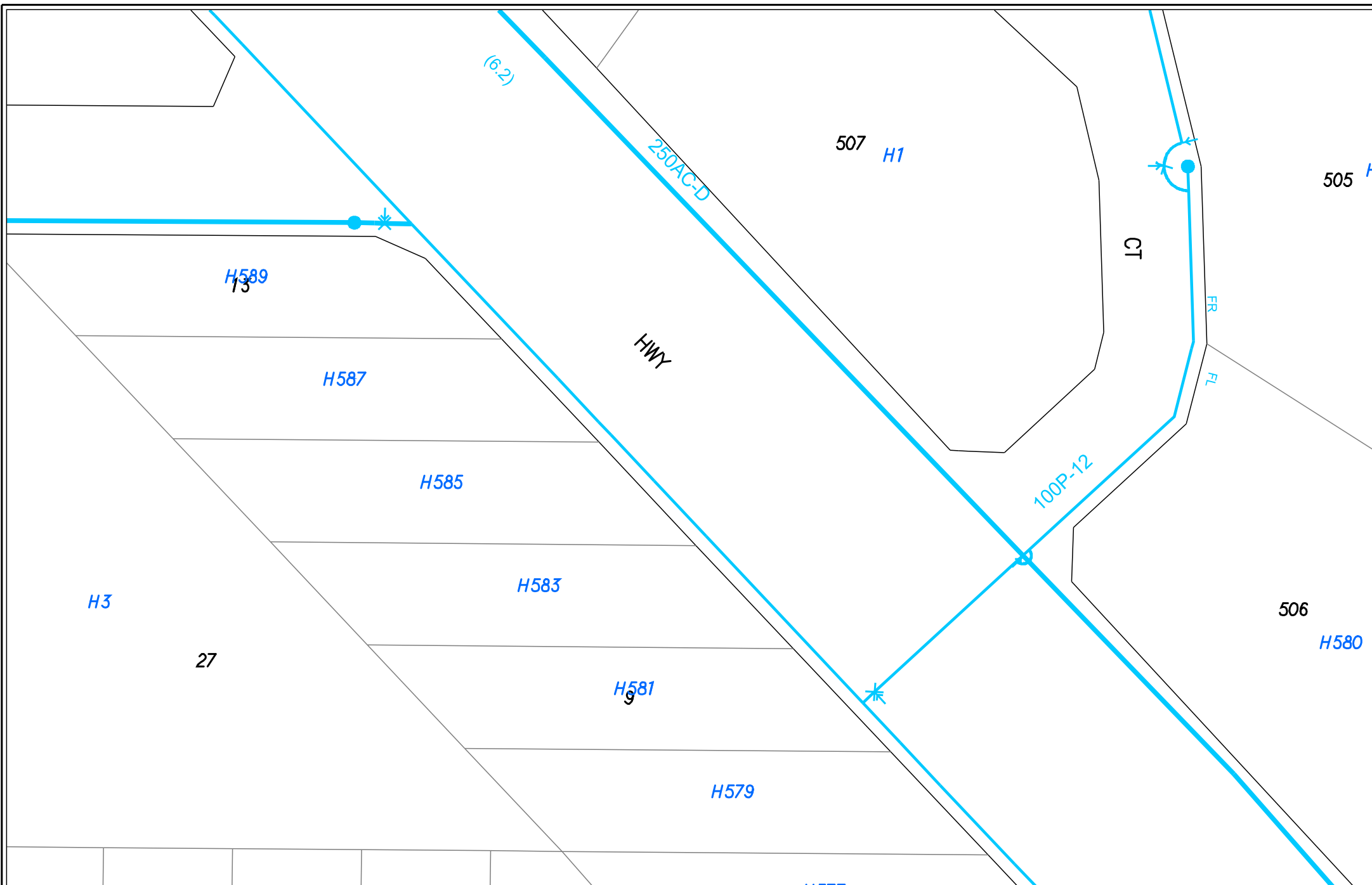
The Subdivider shall pay the costs of and incidental to the preparation, execution, stamping and registration of this Deed and all stamp duty and registration fees.

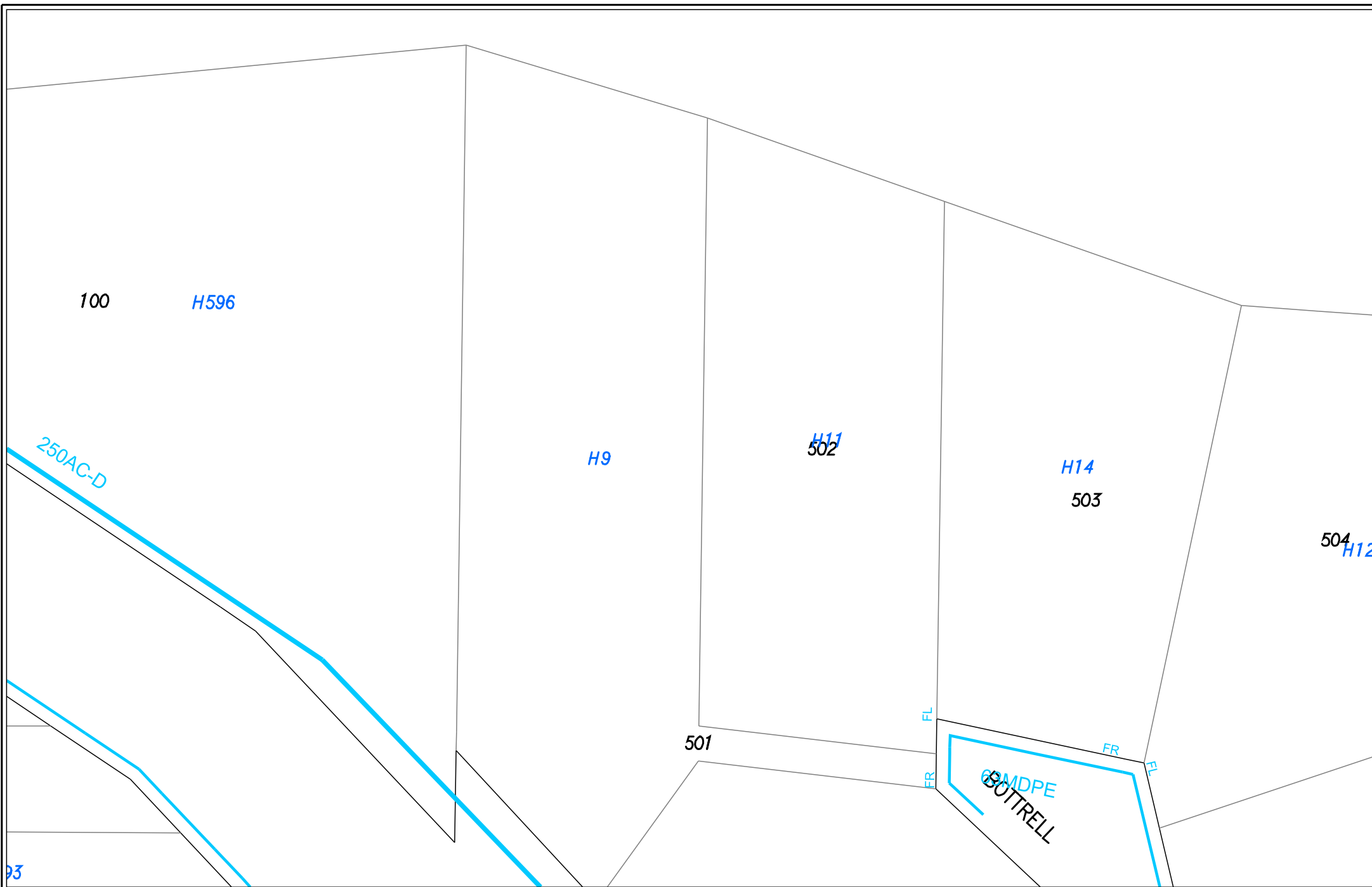
3. INTERPRETATION

In this Deed:

- a. Reference to the parties includes their personal representatives, successors and lawful assigns.
- b. Where a reference to a party includes more than one person the rights and obligations of those persons shall be joint and several.
- c. Headings have been inserted for guidance only and shall be deemed not to form part of the context.
- d. The Schedules and Annexures (if any) form part of this Deed.







Plan Legend (summary)



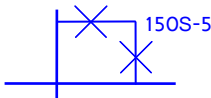
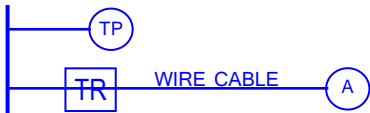





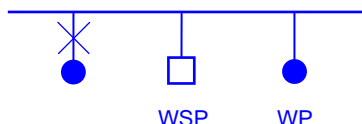
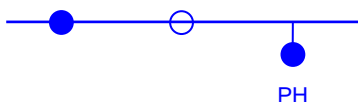
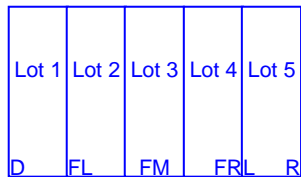


INFORMATION BROCHURE




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 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.	







OVERHEAD LEGEND

Structures


 Power Pole


 Transmission Poles

Transmission Overhead Powerline


 Transmission (33kV - 330kV)


Distribution Overhead Powerline


 High Voltage (1kV - 33kV)


 Low Voltage (< 1kV)

Proposed Construction Assets


 Design Area *

 High Voltage Overhead Powerline


 Low Voltage Overhead Powerline

 Power Pole

Communications Assets

 Overhead Pilot Cable

Feature

 Area of Interest

*** Please refer to coversheet**

Privately owned cables NOT SHOWN (including house services)

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

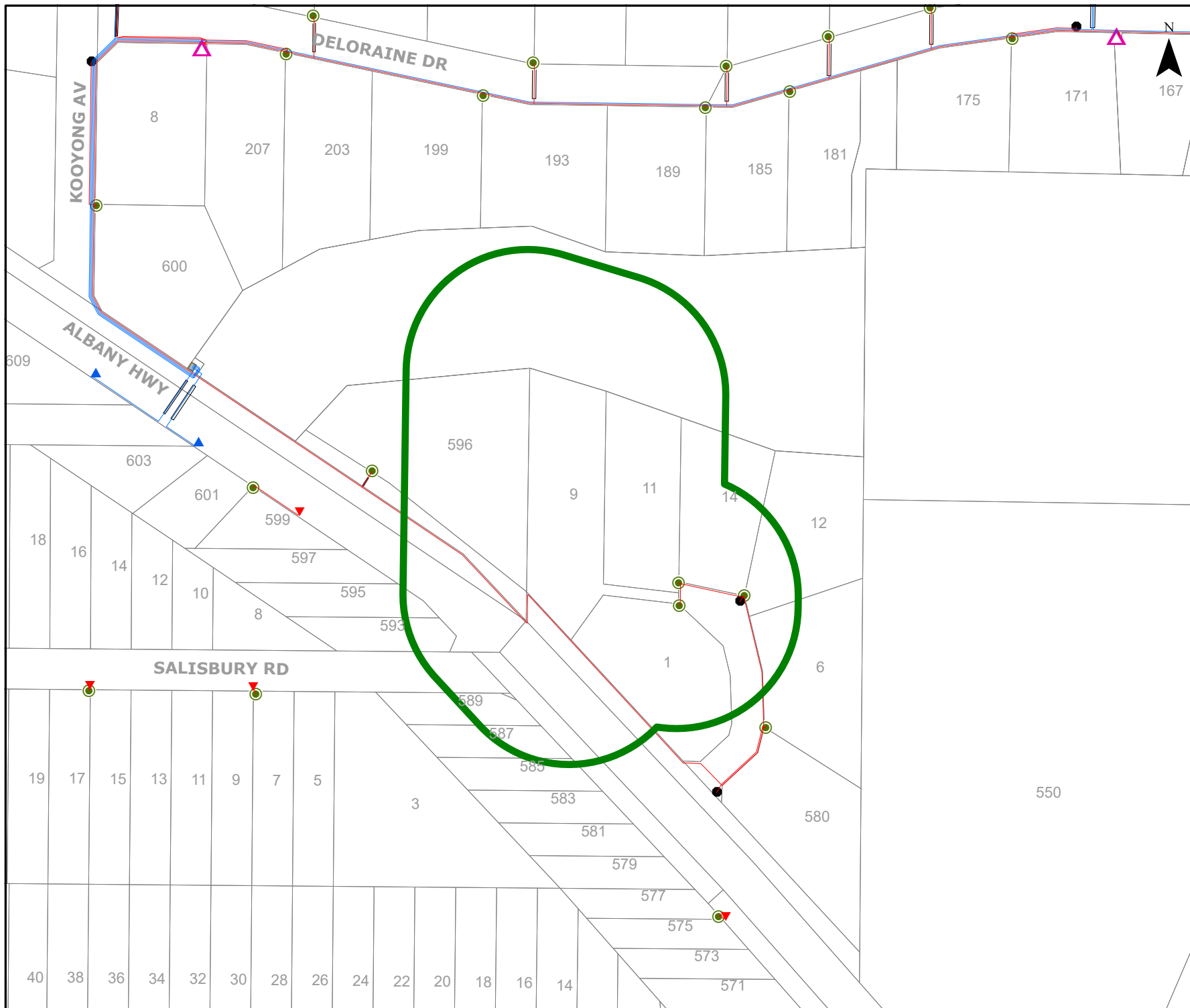
**Telephone Support: 1300 769 345
Mon to Fri - 08:00 to 16:30**


Information valid for 30 days from date of issue

A4

Scale : 1:2500

WARNING! Look out for overhead power lines





UNDERGROUND LEGEND

Structures	
Pillar	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
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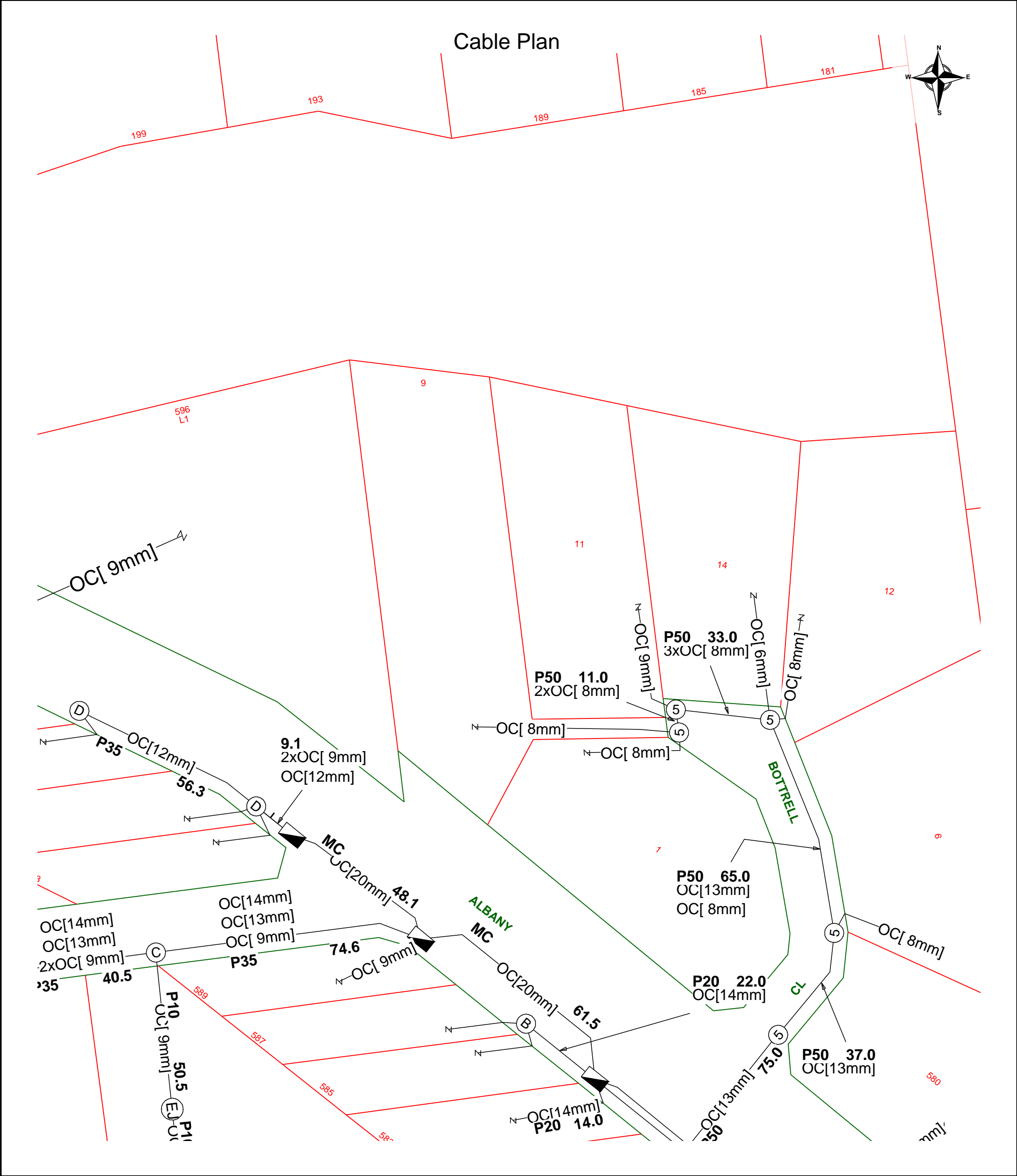
WARNING! Look out for overhead power lines




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



	<p>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</p>	<p>Sequence Number: 238456952</p>
<p>TELSTRA LIMITED A.C.N. 086 174 781</p> <p>Generated On 26/04/2024 17:34:05</p>		<p>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.</p>

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

WARNING

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

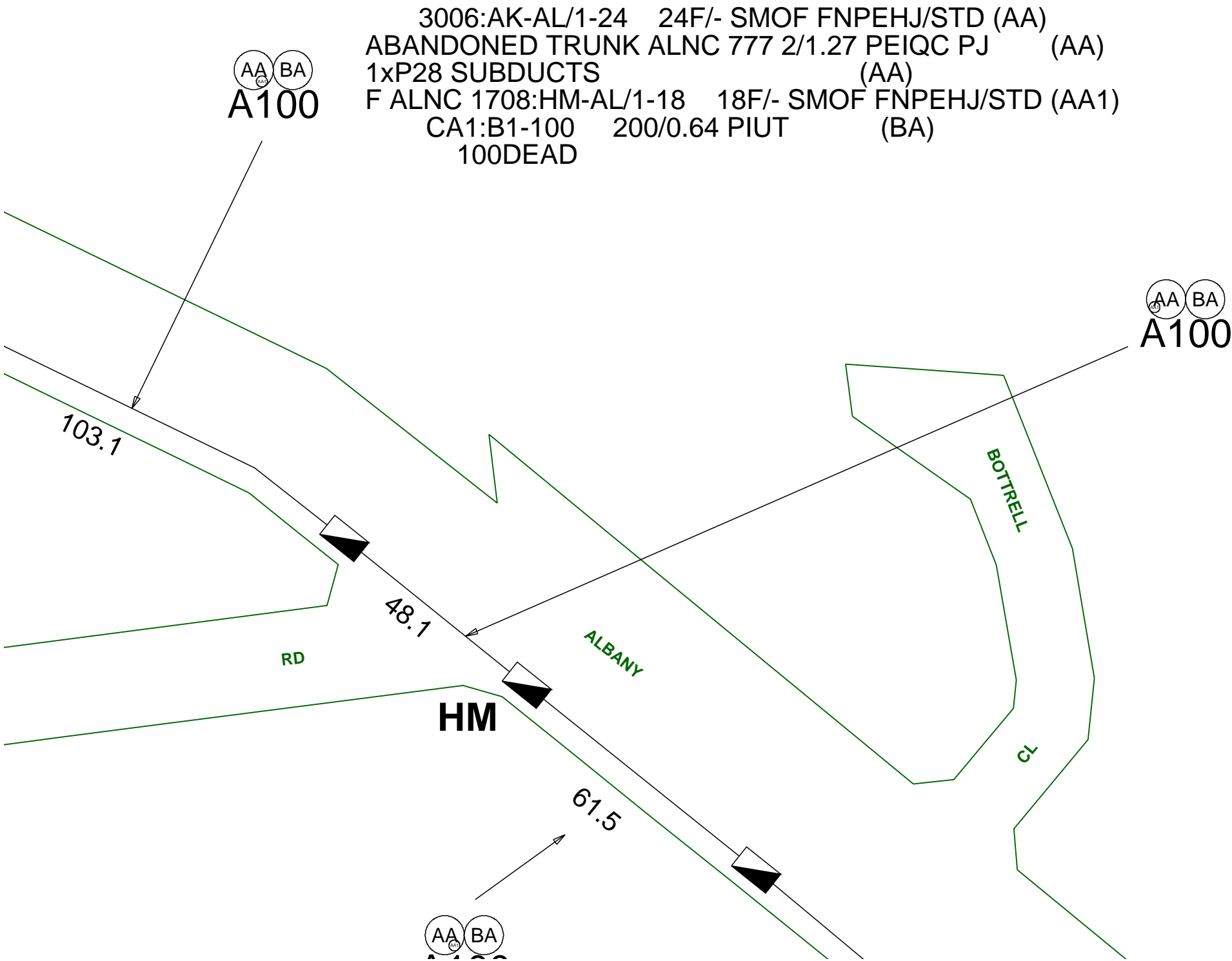
See the Steps- Telstra Duty of Care that was provided in the email response.


Page 1 of 2



FNPEHJ/STD (AA)

ZO5



	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: 238456952
	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 26/04/2024 17:34:07	

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.



OPENING ELECTRONIC MAP ATTACHMENTS -

Telstra Cable Plans are generated automatically in either PDF or DWF file types, dependent 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.



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 PC)



PDF Map Files (max size A3)

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



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**

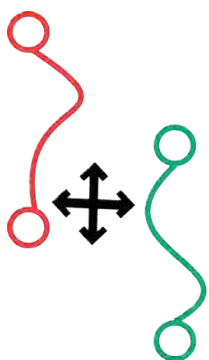
If you receive a message asking for a phone or account number say:

"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>

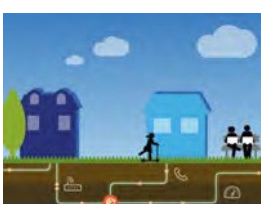


DBYD Certification

Certified Locating Organisation (CLO)

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

Please refer to attached Accredited Plant Locator.pdf



Telstra Smart Communities

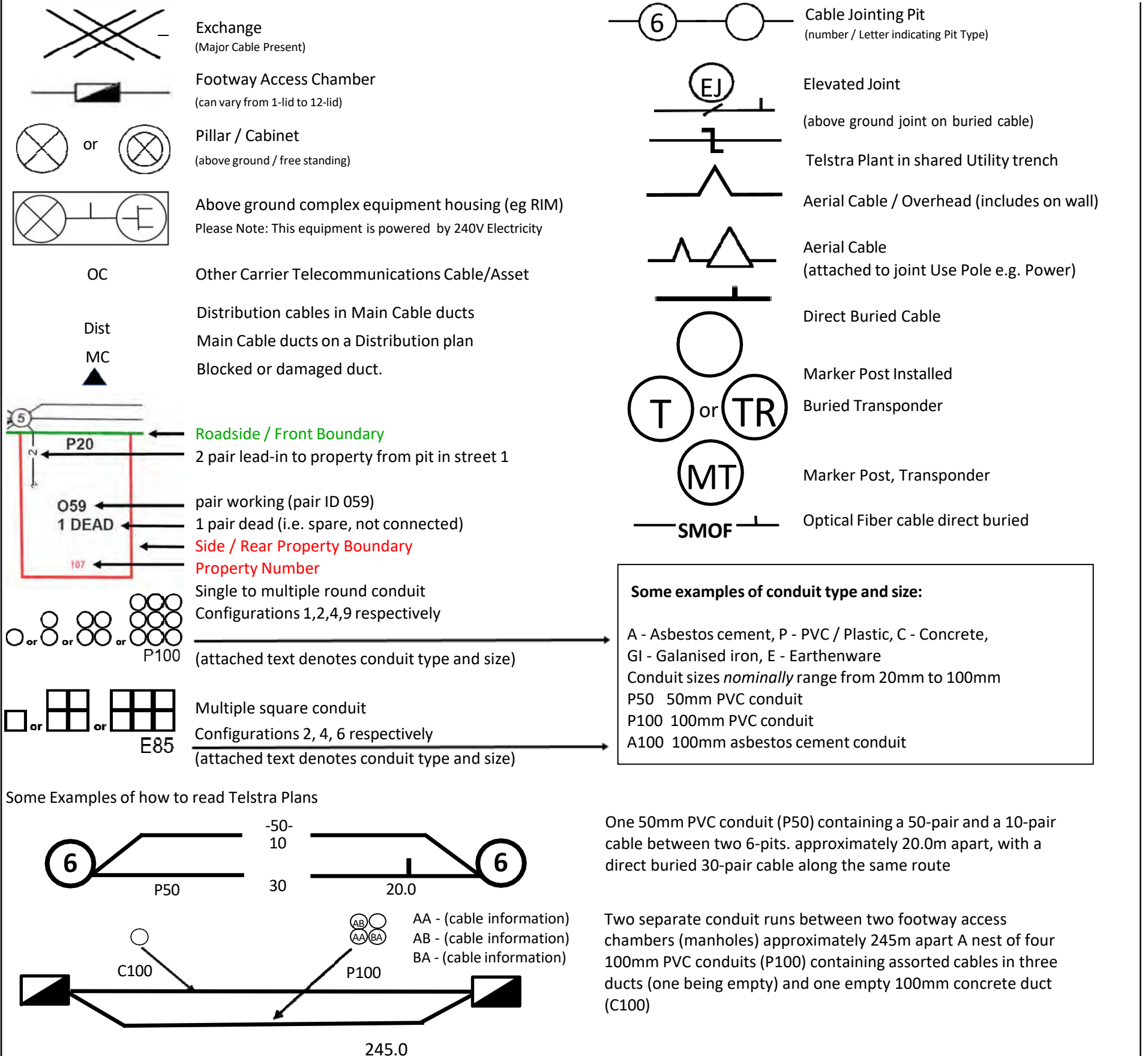
Information for new developments (developers, builders, homeowners)

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

LEGEND



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



02/05/2024

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 – 9 BOTTRELL CLOSE, WARRENUP

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 **\$650.00 - \$700.00 per week** in the current rental market. The higher amount could be gained with the consideration of allowing pets.

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,

A handwritten signature in blue ink, appearing to read 'Donna', with a stylized flourish at the end.

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.