



RESIDENTIAL APPRAISAL FORM

Date: 11/6/25 Time: _____ Agent: BK Source: Repeat Network Referral Paper Brand Known to Agent

Vendor/s Name: ANTHONY BLANK JENNA JANE COAD

Property Address: 8 LOCHARD TERRACE, LAKES ENTRANCE

Phone H: _____ M: 0488 018 148 ANTHONY 0488 987 760 JENNA

Email: ablank55@gmail.com Postal Address: Above ☐ 305 LAKE TYERS BEACH RD
TOORLOO ARM 3909

Listing Type: Residential ☒ Commercial ☐ Rural ☐

Property Type V/LANDS Built: _____ House Material: _____ Roof: _____ Aspect: North South East West

Land area: 470 m2 Floor Area: _____ m2 Floor Plans? _____

Ceaser Granite Timber Other: _____ Heating: _____ Air Conditioner: Ducted Split System

HWS: _____ ltr Gas Electric Solar Parking: DLUG SLUG S CPORT D CPORT OFF STREET SIDE ACC REMOTE

Entry: _____

Dining: _____

Kitchen: _____ Pantry - WI / BI Dishwasher Gas Electric

Bathroom Quantity: ☐ Separate Toilet: ☐

Laundry: _____

Lounge: _____

Bedroom 1: ☐ WI / Bi Ensuite ☐

Bedroom 2: ☐ WI / Bi Ensuite ☐

Bedroom 3: ☐ WI / Bi Ensuite ☐

Bedroom 4: ☐ WI / Bi Ensuite ☐

Bedroom 5: ☐ WI / Bi Ensuite ☐

Extras: Ceiling Fans Alarm Duc Vacc Solar Panels: _____

Shed/ Size: _____ Pool/Size: _____ Yard: _____ Balcony: _____ Entertaining: _____ Covered: _____

Rates: Council: \$ _____ pa Water: \$ _____ pa Copy of Title _____ Body Corp Includes: Lawns Insurance \$ _____

Other Features: _____

Access Details: Vacant Owner Occupied Permanent Rental

Agent: _____ Contact: _____ Phone: _____

Permant Lease Details: Lease Expiry: _____ Rental Income: \$ _____ pw

Appraisal Amount: \$ 160,000 to \$ 170,000

Asking Price: \$ 170,000 Indicative Price: \$ _____ Median Price: \$ _____

Agent: Pre-Listing Kit _____ Comparable Printed _____	Appraisal Letter Agent Requires: Email _____ Post _____	Type of Appraisal Letter Agent requires: Standard _____ Basic _____	Agent, do you require client added to Distribution List? Email (Email & Newsletter)
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