

EXECUTIVE SUMMARY

Property Address	25-27 South Street, York WA 6302	
Title Details	Legal Identifier	Lot 801 on Deposited Plan 64073
	Certificate of Title	Volume 2742, Folio 30
	Legal Identifier	Lot 800 on Deposited Plan 64073
	Certificate of Title	Volume 2742, Folio 29
Registered Proprietor	Shire of York	
Encumbrances	See main report	
Last Sale	\$625,000 on 19 June 2015 (multi-lot sale)	
Current Contract of Sale	None known	
Planning	Zone	Town Centre
	Local Authority	Shire of York
Description "As Is"	Property Type	Commercial
	Building Type	Commercial Building
	Built About	1873
	Walls	Stone/Brick/Timber
	Roof	Iron
	Number of Storeys	1
	Current Use	Vacant
	Lettable Area	319.7m ²
	Land Area	2,659m ²
	General Comments	The subject property comprises a country town commercial property improved with a heritage listed building formally known as St. Patrick's Convent School. The building is suitable for commercial uses but lacks appeal due to location and condition. We note the two lots could be sold independently.
Description of Proposed Improvements	N/A	
Purpose	Asset Value	
Interest Valued	An estate in fee simple subject to encumbrances which affect the use or value of the land (if any) registered on the Title at the date of search and subject to current leases (fee simple in reversion) and special conditions noted elsewhere in this report.	
Date of Valuation	19 January 2018	



Market Value "As Is"	\$400,000 (Dollars, Exclusive of GST)
Market Rent "As Is"	\$28,773pa (Twenty Eight Thousand Seven Hundred and Seventy Three Dollars per annum, Exclusive of GST)
Insurance Assessment "As Is"	\$650,000 (Exclusive of GST)

INDEPENDENT VALUERS OF WESTERN AUSTRALIA

VALUER

Luke Russell AAPI
Valuer
Certified Practising Valuer
Licensed Valuer 44756 (WA)

A blue ink signature of Luke Russell, the valuer, is written over the text.

AUTHORISED FOR ISSUE

Ross Lambert AAPI
Managing Director
Certified Practising Valuer
Licensed Valuer 44131 (WA)

A blue ink signature of Ross Lambert, the managing director, is written over the text.

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All data provided in this summary are wholly reliant on and must be read in conjunction with the information provided in the following report. It is a synopsis only designed to provide a brief overview and must not be acted on in isolation.