

PART A (Client Provided)

Instructed By:	Lender:
Contact:	Loan Ref No:
Client Ref No:	Valuer Ref No:
Borrower:	

PROPERTY SUMMARY

Property Address:
Title / Legal Description:

Type of Property: --Select--
Site (Land) Area: --Select--
Current Use: --Select--

Main Building Construction: External Walls: **Roof:**

Containing Number of Rooms: Bedrooms: Bathrooms: Other Rooms:

Built About: --Select--
Additions: --Select--

Improvement Areas: Living: Outdoor: Other:

Number of Car Spaces: Car Areas:

Other Details:

Purchase Price or Owners Est: **Date:**

PART B (Valuer Provided)

RISK ANALYSIS

Property Risk Ratings	1	2	3	4	5	Market Risk Ratings	1	2	3	4	5
Location / Neighbourhood:						Market Direction (price):					
Land (incl. planning, Title):						Market Activity:					
Environmental Issues:						Local/Regional Economy Impact:					
Improvements:						Market Segment Conditions:					

Comments: <specific comment is required for any risk rating of 3 or above>
<General comment is required re location and amenity of the subject property>
<General comment is required on condition and presentation>

INDICATIVE VALUATION & ASSESSMENTS SUMMARY

Interest Valued: Fee Simple Vacant Possession

Other Assessments: Weekly Rental Assessment Range Unfurnished: \$ to \$ --Select--

Indicative Market Value Range: \$ to \$

Valuer Declaration: I hereby certify that I personally externally inspected this property on the date below and have carried out the assessments above as at that date. All information in Part A has been provided by the client. Neither I, nor to the best of my knowledge, any member of this firm, has any conflict of interest, or direct, indirect or financial interest in relation to this property that is not disclosed herein.

This Report is for the use only of the party named as the Lender for first mortgage purposes only and is not to be used for any other purpose by any other party. Any reliance, use, distribution or publication of this Report and/or any other representations made relating to this contents of the Report is restricted solely to the Lender named above, and any additional parties expressly named in the Lender Specific Information section of this Report.

No responsibility is accepted by the Valuer and/or the Valuation Firm in the event that the Lender to which this Report is addressed, or any other additional parties noted in the Lender Specific Information section of this Report relies, uses, distributes, publishes and/or otherwise represents anything contained in the Report for any purpose apart from that expressly noted previously.

No responsibility is accepted by the Valuer and/or the Valuation Firm to any other party/s who rely, use, distribute, publish and/or otherwise represent anything contained in this Report for any purpose.

This Report is made in accordance with the Restricted Assessment Supporting Memorandum and must be interpreted with that Memorandum. The agreed parties are bound by the provisions of the Supporting Memorandum, which is available at www.api.org.au

Valuation Firm:

Inspection/Assessment Date:

Valuer: <name>
<API membership/cert>
<State Registration/Licence>
<API No:>

Signature:

Property Address:

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VALUATION FIRM'S REPORT

If you consider that there are or may be any significant factors in relation to this property that warrant inspection, research or enquiry beyond the scope of a 'Restricted Assessment', you should recommend below that a PropertyPRO Residential Valuation and Security Assessment be carried out. The Lender will then decide in view of its overall lending position, if it requires such a valuation.

- External inspection is not appropriate**, and a PropertyPRO Report is recommended for the following reason/s.
Note: if this option is select an Indicative Market Value Range is not provided unless in accordance with 7.3 of the Supporting Memorandum. Should a range be provided, the risk ratings must reflect the valuers concerns.

Reason/s

SALES EVIDENCE

Address	Sale Date	Price	Brief Comments	In Comparison to Subject
	--Select Date--			
	--Select Date--			
	--Select Date--			

ASSUMPTIONS, CONDITIONS & LIMITATIONS

Lender Specific Information: <any "additional nominated parties" are noted here>

<any clauses specific to the lender/client are inserted here>

<other applicable clauses are also to be included in this section>

CAPPED LIABILITY SCHEME

--Select--

Valuer Ref No:

Property Address:

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PHOTOGRAPHS

Valuer Ref No: