



Instructions: Rate each of the below according to:

A: Excellent; **B:** Good; **C:** Average; **D:** Below Average; **E:** Poor; **N/A:** Not Applicable. Use +/-.

Address:

Date of Assessment:

Description	Rating
 General & Street Appeal In general, how appealing does the property appear when compared to others in the same street and also the immediate vicinity?	
 Comparative Sales Research comparative sales for similar properties in same and neighbouring suburbs. Rate the strength in price growth over the past 12 months.	
 Cosmetic Condition What is the general exterior and interior condition of the property? Look for cosmetic defects that detract from the appeal of the property. Consider vegetation.	
 Structural Condition Locate and rate any structural defects (including plumbing, electrical etc.) that detract from the appeal of the property.	
 House Layout How well is the home serviced in terms of bedrooms, bathrooms living areas, floor plan, positioning on block, natural and artificial lighting, etc?	
 Land Size How big is the land allotment? Compare land size in m^2 to other blocks in the same area. Factor in land useability (e.g. easements, irregular blocks etc.)	
 Car Parking How well is the property serviced in its ability to provide appropriate parking? Consider off-street parking, security, electric roller doors etc.	
 Overall Rating Based on your answers above, and weighting for lower ratings, provide an overall assessment for this property.	

Comments