




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

Comments