



16 Dornoch

Camberwell



759

Caution 600 Excellent

AREA X O ✓

Distance Main CBD		●
Historical Growth 25 yrs		●
Changing Growth 10 yrs		●

POSITION X O ✓

Rail Transport		●
Major Supermarket		●
Coffee/Eateries 4+		●
Street		●
Neighbours		●
Side		●
Rear	●	
Opposite	●	
Other		●
Schools		●
CBD Road Access 2+ lanes		●
Medical - Hospitals		●
Water		●
Open Space/Sportsground		●

LAND Land Only X O ✓

Land Size to Area Type		●
Rear Outdoor Size to Area Type		●
Privacy		●
Car Access	●	
Street Frontage		●
Views		●
Slope, Drainage and Hill Position		●
Orientation - Rear		●
Mature Trees / Gardens		●
Shape - Width & Depth		●
Services Power, Sewerage		●

Dominant Positives	
Position	
Orientation	
Dominant Negatives	
Car Access	
Date	16/03/2007
Rater	

Mr E. Stateagent	Agents and Co
Agent	Agency

BUILDING X O ✓

Street Presence & Façade		●
High/Medium/Low Rise		●
Stand Alone		●
On Block Position		●
Number on Block		●
Noise		●
Roof - Condition + Shape		●
Cladding		●
Entrance		●
Living/Dining		●
Size		●
Position		●
Quality to Type	●	
Natural Light		●
Number to Type		●
Kitchen		●
Size+FSSP sym.		●
Position		●
Quality to Type		●
Natural Light		●
Bathrooms		●
Size (fit a bath)		●
Position		●
Quality to Type		●
Natural Light		●
Number to Type		●
Bedrooms		●
Size		●
Position		●
Quality to Type		●
Natural Light		●
Number to Type		●
Outdoor Access and Flow		●
Ceiling Slope Heights and Beams		●
Floor Levels		●
Colours	●	
Flow and Room Separation		●
Doors, Hallways and Stairs		●
Laundry	●	
Additional Rooms		●
Storage		●
Car Accommodation		●
Environment	Heating/Cooling	●
	Air Flow/Smell	●
	Water Tank	●
Maintenance		●

\$1,300,000	\$1,475,000	\$1,492,000
Agent's Estimate	Our Estimate	Sold for

Med. House	Period	4	2	1	major	brick	650	2,295
Type	Style	Bed	Bath	Car	Renos	Cladding	Size	\$ per Sq. Meter