

Valuation and Report

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Sth. East corner of Tiller Street & Burwood Road, E. Burwood.

Sworn Valuer
for Counties of:

BOURKE,
BORUNG,
DELATITE,
EVELYN,
MOIRA,
MORNINGTON,
POLWARTH,
VILLIERS

George L. Steele, F.R.I.V.

Sworn Valuer

140 HAWTHORN ROAD,
CAULFIELD, S.E.7

LF 8866 — LF 6944

Private: LF 9076



GEORGE L. STEELE F.R.I.V.
SWORN VALUER

Counties of Bourke, Burung, Delatite, Evelyn, Moira, Mornington, Polwarth, Villiers

Valuer to
City of Horsham, 1952-53
City of Warrnambool, 1953-56
Town of Colac, 1954-56
Borough of Benalla, 1954-55

140 ~~102~~ HAWTHORN RD.,
CAULFIELD, S.E.7.

REFERENCE NO. **748**

DATE INSPECTED **14/4/61**

PROPERTY SITUATE

South East corner of Tiller Street & Burwood Road, East Burwood.

INSTRUCTED BY

Mr. J. P. Boyd of 46 Fortuna Avenue, North Balwyn.

PURPOSE OF VALUATION

To ascertain the value of the Subject Property as at the First day of April, 1961.

OWNER

The Estate of Mrs Penleigh Boyd, deceased.

TITLE DESCRIPTION

Not supplied.

MUNICIPALITY

City of Nunawading.

MUNICIPAL VALUATION

Lot (1)	U.C.V.	400	N.A.V.	90	C.I.V.	1800
Lot (2)		400		20		400

TENANCY DETAILS

As owner occupied.

LAND MEASUREMENTS

Lot (1) 60' x 120'
Lot (2) 60' x 120'

IMPROVEMENTS

A fibro cement dwelling with corrugated fibro cement roof, built approximately 10 years. Fencing on South & West boundaries.

REPORT

The Property comprises two separate Building Allotments, being Lots 1 and 2. Lot two is on the corner of Tiller Street facing Burwood Road and Lot one adjoins it on the East side also with a frontage to Burwood Road.

The dwelling is erected on Lot one.

The land is elevated from both the Tiller Street and Burwood Road levels and vehicular access will only be possible by excavation through the embankments.

The dwelling has an area of 950 square feet plus approximately 100 square feet of verandah and comprises:-

Living room 15' x 25'	Kitchen/Dining room 12' x 15'
Bedroom 12'6" x 10'	Bathroom 6' x 6'
Shower room 6' x 6'	Semi-detached Laundry/W.C. 6' x 9'

FITTINGS

Kitchen:

Stainless steel sink.
Portable electric stove.

Shower Room:

Porcelain enamel basin.
Shower Recess.

Bathroom:

Porcelain enamel bath.
Porcelain basin.

Laundry/W.C.:

Cement troughs.
Electric Copper.
Low level cistern.

Hot Water Service:

Electric storage.

Severage:


Septic system.

The dwelling is in reasonably good condition throughout, it has a low pitched corrugated asbestos cement roof and its internal linings are of masonite and canite.

The Living room and Bedroom are virtually one room separated only by a masonite partition.

VALUATION

It is my opinion that the value of the Subject Property as at the First day of April, 1961 was the sum of TWO THOUSAND SEVEN HUNDRED & FIFTY POUNDS (£2750. 0. 0.)


..... F.R.I.V.
Sworn Valuer

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