

Your Premium Property Report Explained

About the Property

Property Details / Land Details

Property and Land Details listed in these sections are the details that were recorded for the property at the time of the last registered sale.

Renovations/additions (eg. pool installation, extra bedrooms etc) since the time of the last sale will not be reflected in this section.

Attachment Details

This section lists copies of your Certificate of Title and Survey as "Attached". You will find them in the last pages of your report.

On the rare occasion that your Certificate of Title or Survey is not available on our digital system, there will be a note in this section to advise you that your Certificate of Title or Survey will be "Attended to manually" by Landgate staff and forwarded to you within two working days.

Valuation Details

This section contains details of the property as extracted from official valuation roll records.

Landgate holds formal valuation records for all rateable land in the State, and is responsible for ensuring that valuations remain as accurate and current as possible. The details listed in this section are extracted from the official valuation roll records for the property enquired on, and include gross rental values and unimproved values.

Gross Rental Value: Is the gross annual rental income that the land might reasonably be expected to realise if let on a tenancy from year to year.

Unimproved Value: For land situated within a townsite the Unimproved Value is the site value of the land. In general, this means the value of the land as if it were vacant with no improvements except merged improvements. The Unimproved Value of land outside a townsite is valued as if it had no improvements. In this case the land is valued as though it remains in its original, natural state, although any land degradation is taken into account.

If there is either no Unimproved Value or Gross Rental Value for your property, you will be warned prior to purchase of the report. Your report will be discounted and this section will only contain the available information.

Please refer to the [Rating and Taxing Valuation](#) page for a full description of Unimproved Value and Gross Rental Value.

Sales Information for the Property

Registered Sales

Registered Sales are sales that are have settled and been registered at Landgate to effect an official change in property ownership.

Please Note: If a property has sold recently, the registered sale information may take up to 6 weeks to be updated online.

Pending Sales

Pending Sales are sales that are currently in the process of being of being settled, but have not yet been registered at Landgate.

Comparable Properties Sold in Suburb (last 6 months) *

A sale is considered “comparable” where the property details listed for the property at the time of the sale match the following details listed for the property enquired on at the time of last sale:

- o Property Use (eg. Residential, Commercial etc);
- o Property Classification (Strata, Non Strata, Vacant Land);
- o Land or Building Area (within a predefined range); and
- o Number of Bedrooms and Bathrooms (for residential properties only).

Places of Interest Surrounding Property

Places of interest listed are the closest three of each category within a 10km radius of the property for metropolitan properties, and a 20km radius for properties outside of the metropolitan area.

About the Suburb

Suburb Profile Summary / Properties in Suburb / Demographics for Suburb

Information displayed in these sections is derived from the most recent available statistical information provided by the Australian Bureau of Statistics.

Residential (non-strata) Sales Market in Suburb (last 12 months) *

Information in this section is based on sales within the last 12 months in the same suburb, and with the same Property Use (Residential or Non-Residential) and Classification (Strata, Non-Strata or Vacant Land) as the property enquired on.

Residential (non-strata) Median Sales Price in Suburb

This section shows a graph of the Median Sales Price in the suburb over the last ten years (where available) in the same suburb, and with the same Property Use (Residential or Non-Residential) and Classification (Strata, Non-Strata or Vacant Land) as the property enquired on.

Results are plotted against the Median Sales Price for the Perth Metropolitan area including Mandurah.

Residential Rental Value Trend in Suburb

This section shows a graph of the trend in rental value change for residential properties in the suburb over the last ten years (where available).