

E

John Edwards
1, Waterfall Ave
PO Box 674
Northam
WA 6401

[REDACTED]

Community and Detention Services
836 Wellington St
West Perth
WA 6005

19 May 2011

To whom it may concern,

Enclosed are the three Real Estate appraisals obtained, as requested by the Department of Immigration, of our home and property **1 Waterfall Ave Northam** situated 200 metres from the proposed Detention Centre being constructed in Northam Western Australia.

As we have discussed during various meetings previously, the security and fire risks, noise and light pollution as well as the environmental issues presented by the sewerage treatment plant proposed at the site are not within acceptable levels.

In light of the recent events at several of the established detention centres, we consider our grounds for concern to be well founded.

We wish to formally advise that we do not want to be placed in this high risk position and request to be bought out and compensated for our loss of our home, lifestyle and retirement plans, as well as the anxiety, stress and mental anguish that the Department of Immigration's decisions have caused.

As noted in the appraisals our property has been valued at \$520,000, we consider that this is a fair and amicable property value. In addition we ask you to consider compensation to enable us to relocate. That would enable us to find and purchase a suitable property without compromising our lifestyle, hopes and dreams.

Looking forward to a resolution to this problem soon,

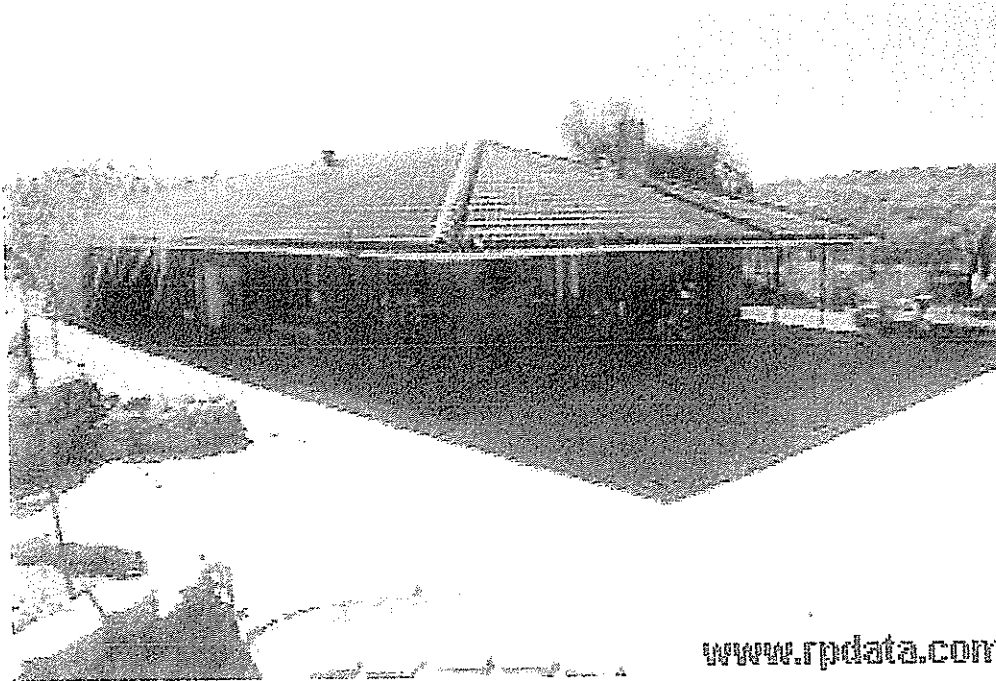
Regards, 
John & Catherine Edwards

CC [REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]

Property Profile
Prepared for Kathy & John Edwards
Prepared on 19 April 2011

**1 Waterfall Av
Northam, Western Australia 6401
NORTHAM**



www.rpdata.com

HOUSE / STANDARD

Appraisal Price: \$520,000 - \$530,000

UBD: ,

Lot Plan: L1/P024908

Zoning: Rural

Land Use: Residential

Area: 4215 m²

[REDACTED]

[REDACTED]

April 19, 2011

Dear Kathy & John

Re: 1 Waterfall Avenue Northam

Thank you for the opportunity of appraising your property.

As an appraisal is only an estimate of the value, it is our intention to advise you of our opinion of the approximate sale value of your property.

- 1 Location size and appeal of the property
- 2 Services to the area
- 3 Current supply and demand for properties
- 4 Comparable properties on the market and recently sold

Taking into consideration the above factors we believe the selling price of your property to be between: \$520,000 - \$530,000

We would like to point out that it is our job to get the maximum price for your property and not tell you what it is "worth" the market will determine that.

Once again thank you for choosing [REDACTED] to conduct a market appraisal on your property, please contact me at any time for further assistance.

Yours sincerely

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

10th May 2011

John William Edwards
1 Waterfall Avenue
Northam WA 6401

Dear John

Appraisal of 1 Waterfall Avenue, Northam 6401

Thankyou for the opportunity of visiting the abovementioned property on Friday 6th May 2011.

Property

The property consists of approximately 4215 square metres. The home is constructed of brick and tile with three bedrooms and one bathroom.

Extensive gardens with substantial work completed on them compliment the home and surrounds.

Numerous outbuildings which include cement floored power shed/workshop, garden sheds and chicken run with all fencing in good repair.

A unique property with views over the Avon Valley in a peaceful and tranquil location.

Likely Sale Price

It is my opinion that this property should attract a sale price of around \$520,000.

If you would like to discuss this appraisal or would like to list your property with [REDACTED] please contact me at anytime on [REDACTED]

Yours sincerely

[REDACTED]

[REDACTED]

[REDACTED]

COPY

9th May 2011

Dear John & Kathy

RE: "WATERFALL GULLY"

1 WATERALL AVENUE, NORTHAM

Inspection of the above mentioned property was made on 6th May 2011 to get my opinion of the market worth of your property for private reasons.

Situated Perth side on Northam your property has a land area of 4215m2 – all fully fenced and landscaped.

The brick and tile home that was built in 1982 has three bedrooms, lounge, kitchen/dining, bathroom semi-ensuite, laundry, one car carport and slow combustion wood heater.

The outbuildings include and colourbond shed with lean-to, decking and large brick paved entertainment area.

My appraisal of your property is \$500,000-00 - \$520,000-00.

Trusting this meets with your expectations.

Yours sincerely

[REDACTED]

This opinion of market worth has been prepared by a Licensed Real Estate Salesperson (and Triennial Certificate holder) and does not purport to be the work of a Licensed Valuer.

[REDACTED]