Auction Advantage

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To Whom It May Concern,

I am pleased to provide a current market appraisal for the property located at 80 Dalley Crescent. This unique offering presents a compelling investment opportunity, particularly due to its dual-occupancy nature, allowing for multiple income streams and strong rental yield potential.

The property comprises two separate residences, making it highly attractive to investors seeking diversified income or owner-occupiers looking to offset their mortgage through supplementary rental income. Properties with dual-income capability remain in high demand, particularly in the current market where affordability and yield are key drivers for buyers:

- **13 Wrixon Street, Latham** – A five-bedroom home on 684m^2, currently marketed between $1,150,000 and $1,300,000.
- **27 Kinchela Crescent, Latham** – A four-bedroom home on a substantial 1,065m^2 block, listed at $1,150,000+.23rd April 2026
- **20 Emerton Street, Evatt** – A four-bedroom home on 789m^2, with a guide of $1,100,000.

While these properties are single residences, they provide a strong pricing benchmark for the area. Importantly, 80 Dalley Crescent offers an additional layer of value through its dual-occupancy nature, which is likely to command a premium due to its income-generating potential and flexibility.

Based on current market conditions and the added value of dual income capability, we believe the property is well positioned within a price range of $1,100,000 to $1,150,000. This reflects both the underlying land and dwelling value, as well as the premium associated with flexible, income-producing assets. This property is particularly well suited to:

- Investors seeking strong rental returns and diversification
- Multi-generational families requiring separate living spaces
- Buyers looking for future flexibility and long-term growth

There are currently no directly comparable dual-residence properties available or recently sold within the immediate area, further highlighting the rarity and unique value proposition of 80 Dalley Crescent.

Kind regards,
Frank Walmsley
Auctioneer