

# PROPERTY APPRAISAL LETTER

Appraiser Name: \_\_\_\_\_

Company / Organisation: \_\_\_\_\_

Address: \_\_\_\_\_

Client Name: \_\_\_\_\_

Client Address: \_\_\_\_\_

Property Address: \_\_\_\_\_

## 1. Introduction

This letter serves as a professional appraisal of the property described above, prepared by the undersigned independent appraiser in accordance with applicable Australian laws, regulations and professional standards. The purpose of this appraisal is to provide an opinion of market value for the property as at the effective date of the appraisal.

## 2. Property Details

The property consists of the following key features, characteristics and improvements: land size, zoning, building structure(s), condition, fixtures, and any other relevant attributes that affect the market value.

## 3. Inspection

A physical inspection of the property was conducted by the appraiser. The inspection included evaluation of the structural integrity, condition of improvements, and identification of any visible defects or issues. This appraisal excludes any underground or hidden defects which may exist.

## 4. Market Analysis

The appraisal considers current market conditions, recent comparable sales, and other economic factors affecting the property's value. The valuation approach primarily utilizes the sales comparison method unless otherwise noted.

## 5. Valuation and Opinion of Market Value

Based on the analysis and inspection, it is the appraiser's professional opinion that the market value of the property, on an 'as is' basis and subject to the assumptions and limiting conditions herein, is:

AUD \$ \_\_\_\_\_

## 6. Assumptions and Limiting Conditions

This appraisal is subject to the following assumptions and limiting conditions: the appraiser has no interest in or bias towards the property or parties involved; the information provided is accurate to the best of the appraiser's knowledge;

the appraisal excludes environmental hazards unless otherwise noted; and any legal matters affecting ownership or transfer are outside the scope of this appraisal.

**7. Certification**

I certify that, to the best of my knowledge and belief, the statements and information contained in this appraisal are true and correct; the appraisal has been made in accordance with the Uniform Standards of Professional Appraisal Practice (AS 1250) and applicable Australian regulations; and I have no present or prospective interest, financial or otherwise, in the property appraised.

**8. Appraiser Contact Information**

Appraiser Name: \_\_\_\_\_  
Licence Number: \_\_\_\_\_  
Company Name: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Email: \_\_\_\_\_  
Address: \_\_\_\_\_

**APPRAISER SIGNATURE**

**CLIENT SIGNATURE**

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_

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