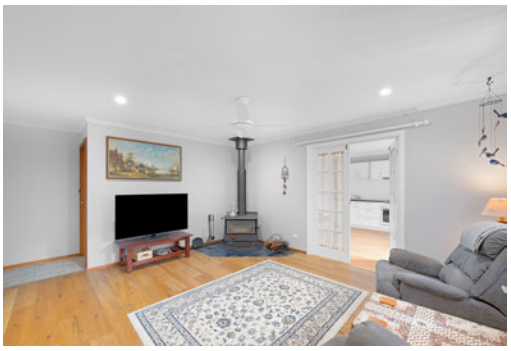
FOR SALE

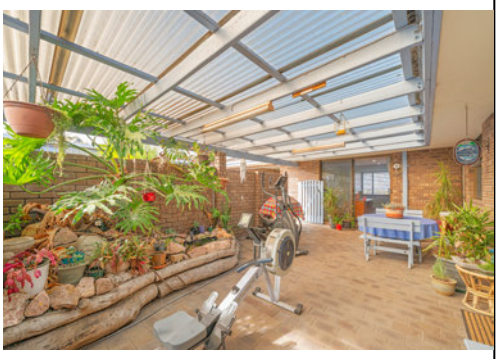


Offers Above $800,000

45 RANGE COURT CRESCENT, BAYONET HEAD







THE GOOD LIFE WITHIN REACH

- Generous brick veneer & tile home, ocean outlook from front
- Family room, lounge, renovated kitchen, undercover patio
- Self-contained granny flat with private external access
- Drive through garage, powered garage-workshop, studio
- 20 solar panels and battery, stacks of fruit trees, veggies, chook run

Merrifield REAL ESTATE

4 **3** **3** **891 m2**

- **SCAN HERE TO MAKE AN OFFER**

Lee Stonell
0409 684 653
0898414022
lee@merrifield.com.au



Disclaimer: All. details on the brochure are presented on the vendor's advice. Prospective purchasers should take necessary actions on their own behalf to satisfy themselves of the details of conditions, contents, fixtures and improvements in regards to this property. **Merrifield Real Estate Pty Ltd JR Stewart Trust T/A Merrifield Real Estate, 258 York Street, Albany WA 6330 ABN 66 768 696 418**

45 RANGE COURT CRESCENT, BAYONET HEAD

Merrifield REAL ESTATE

Specification

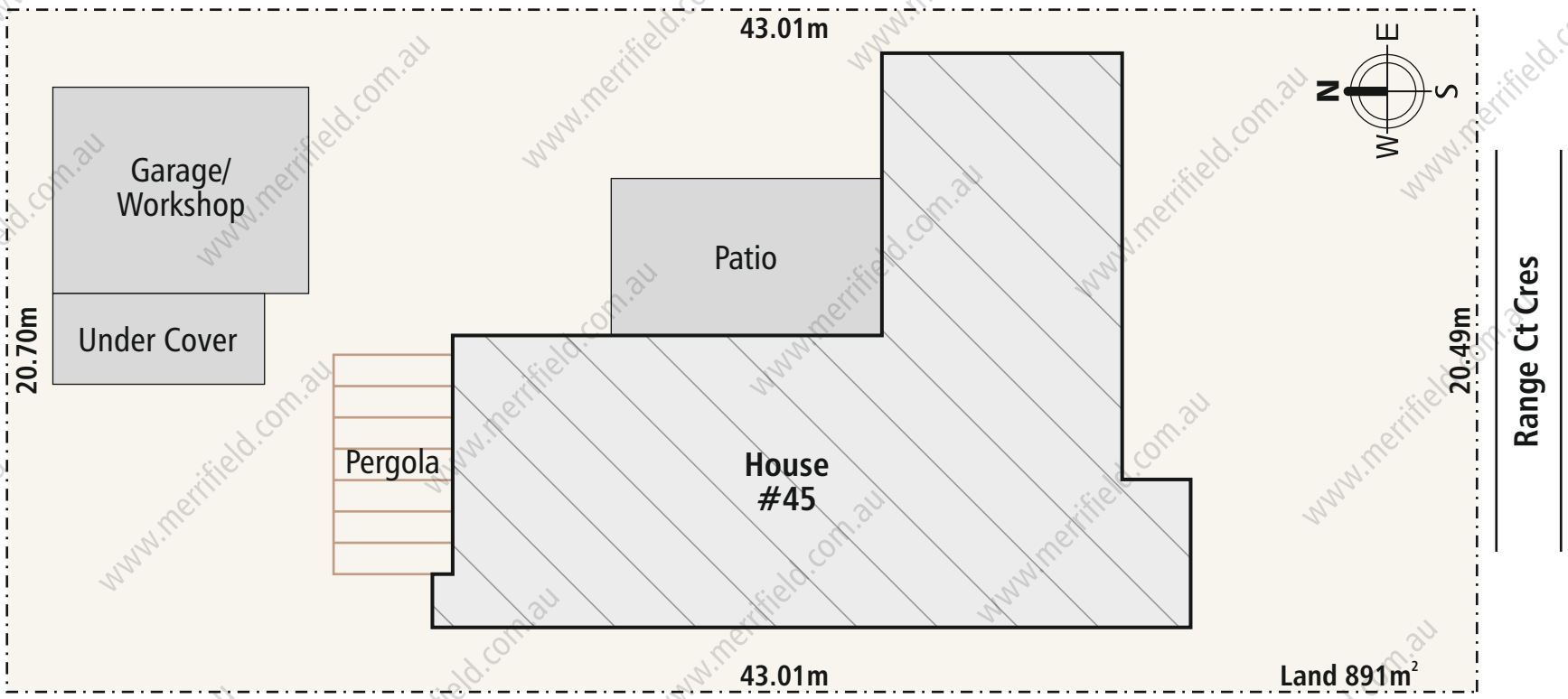
Asking Price	Offers Above $800,000	Land Size	891 m2
Bedrooms	4	Frontage	20.74 metres
Bathrooms	3	Restrictive Covenants	N/A
Toilets	3	Zoning	Residential R20
Parking	3	School Zone	Flinders Park P.S & A.S.H.S
Sheds	Garage/Workshop	Sewer	Connected
HWS	Electric	Water	Scheme Connected
Solar	Plico solar panels & battery	Internet Connection	NBN Available
Council Rates	$3,263.90	Building Construction	Brick Veneer / Tile
Water Rates	$1,643.28	Insulation	Batts - Semi
Strata Levies	N/A	Built/Builder	Approx. 1988
Weekly Rent	$850 - $900	BAL Assessment	N/A



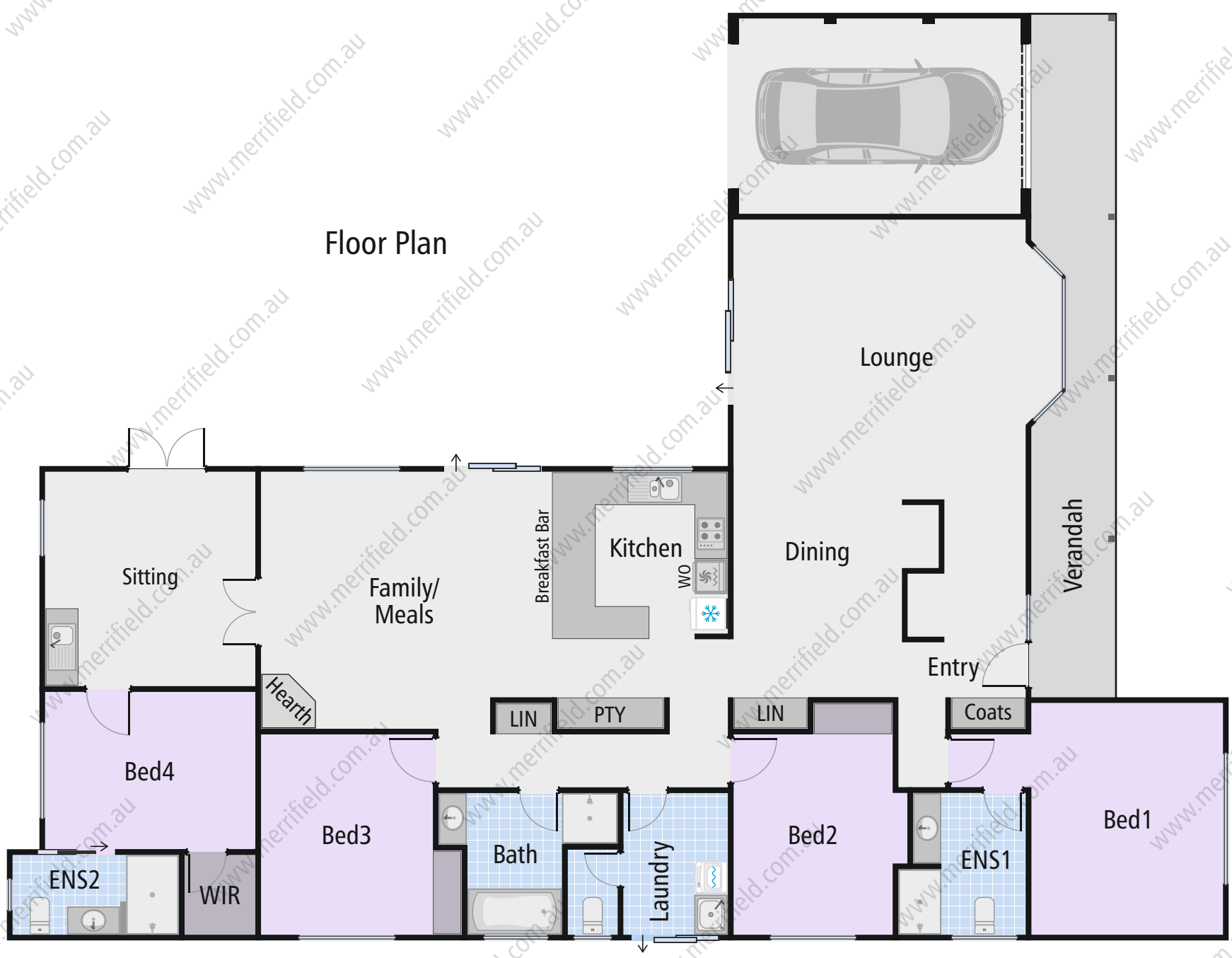
45 Range Ct Cres, Bayonet Head WA 6330

4 | 3 | 3

Merrifield REAL ESTATE



Site Plan



This floor plan, description, dimensions and areas are provided as a guideline only and are approximate. Whilst care has been taken in the preparation of the information, buyers must inspect the property, make their own enquiries, take their own measurements or consult the architectural plans for exact dimensions.
Neither the sellers nor the agent will be held responsible or liable for any discrepancies.

© www.efloorplan.com.au

-- Map Viewer Plus --



Author:

Created: 31 Jul 2026 from Map Viewer Plus

https://maps.landgate.wa.gov.au/?address=45%20Range%20Court%20Crescent%2C%20BAYONET%20HEAD%206330&theme=hybrid

1:564

0 0.007 0.014 0.02 0.027 km

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Please refer to original documentation for all legal purposes.

WESTERN AUSTRALIA

TITLE NUMBER	
Volume	Folio
1549	**737**

RECORD OF CERTIFICATE OF TITLE

UNDER THE TRANSFER OF LAND ACT 1893

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

BGRoberts

REGISTRAR OF TITLES

REGISTRAR OF TITLES WESTERN AUSTRALIA

LAND DESCRIPTION:

LOT 431 ON PLAN 13016

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

[redacted]

(T I448489) REGISTERED 15/4/2003

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:
(SECOND SCHEDULE)

1. P244910 MORTGAGE TO TEACHERS MUTUAL BANK LTD REGISTERED 9/8/2022.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required. Lot as described in the land description may be a lot or location.

----------END OF CERTIFICATE OF TITLE----------

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND:	1549-737 (431/P13016)
PREVIOUS TITLE:	1549-774
PROPERTY STREET ADDRESS:	45 RANGE COURT CR, BAYONET HEAD.
LOCAL GOVERNMENT AUTHORITY:	CITY OF ALBANY

LANDGATE COPY OF ORIGINAL NOT TO SCALE 07/08/2026 04:15 PM Request number: 70222306

Landgate
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ORIGINAL – NOT TO BE REMOVED FROM OFFICE OF T

LT. 37

CT 1549 0737 F

Application B829055

Volume 1549 Folio 774

WESTERN AUSTRALIA

1549 737

CERTIFICATE OF TITLE

UNDER THE "TRANSFER OF LAND ACT, 1893" AS AMENDED

VOL. 1549 FOL. 737

Page 1 (of 2 pages)

I certify that the person described in the First Schedule hereto is the registered proprietor of the undermentioned estate in the undermentioned land subject to the easements and encumbrances shown in the Second Schedule hereto.

REGISTRAR OF TITLES

Dated 7th December, 1979

ESTATE AND LAND REFERRED TO

Estate in fee simple in portion of Plantagenet Location 3470 and being Lot 431 on Plan 13016, delineated and coloured green on the map in the Third Schedule hereto, limited however to the natural surface and therefrom to a depth of 60.96 metres.

FIRST SCHEDULE (continued overleaf)

~~Bill-Angela Nominees Pty. Ltd. of 77 Albany Highway, Albany~~

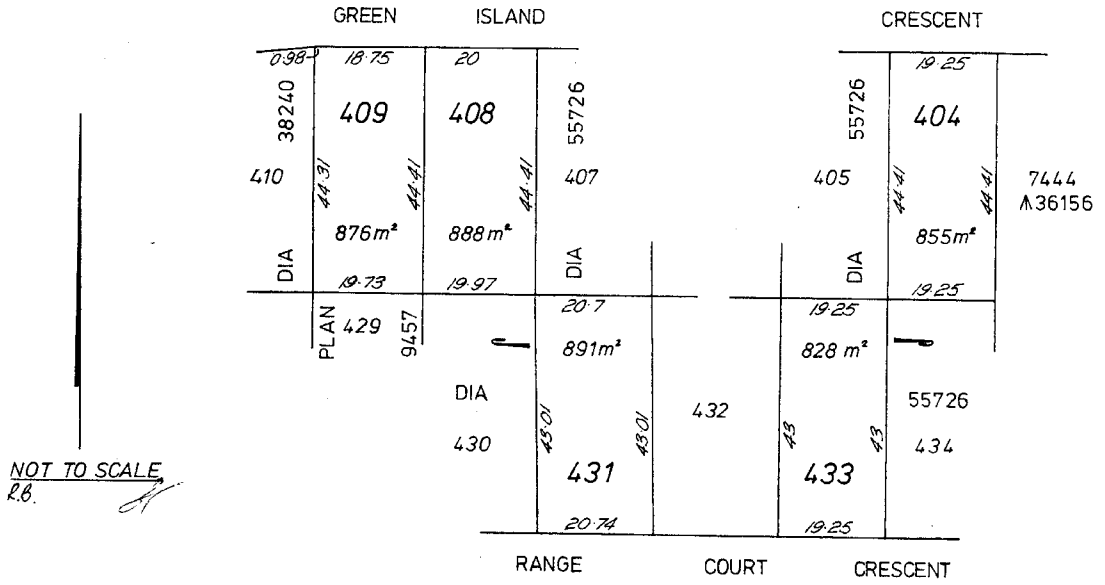
SECOND SCHEDULE (continued overleaf)

~~1. MORTGAGE B609118 to The Commercial Bank of Australia Limited. Registered 25.10.79 at 9.48 o'c.~~

Discharged B851637 23.1.80

REGISTRAR OF TITLES

THIRD SCHEDULE



NOTE: RULING THROUGH AND SEALING WITH THE OFFICE SEAL INDICATES THAT AN ENTRY NO LONGER HAS EFFECT. ENTRIES NOT RULED THROUGH MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS.

72009/12/77–45M–S/2860

PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING TO THIS CERTIFICATE OR ANY NOTIFICATION HEREON

Superseded - Copy for Sketch Only

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Superseded - Copy for Sketch Only

LT. 37

FIRST SCHEDULE (continued)

NOTE: RULING THROUGH AND SEALING WITH THE OFFICE SEAL INDICATES THAT AN ENTRY NO LONGER HAS EFFECT. ENTRIES NOT RULED THROUGH MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS.

REGISTERED PROPRIETOR	INSTRUMENT NATURE	INSTRUMENT NUMBER	REGISTERED	TIME	SEAL	INITIALS
[redacted]	Transfer	C932669	8.1.85	9.02		
	By	D14311	6.5.85	9.03		
	By	E898371	4.6.92	8.14		
	Transfer	F777896	11.1.95	8.45		

SECOND SCHEDULE (continued)

NOTE: RULING THROUGH AND SEALING WITH THE OFFICE SEAL INDICATES THAT AN ENTRY NO LONGER HAS EFFECT. ENTRIES NOT RULED THROUGH MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS.

INSTRUMENT NATURE	INSTRUMENT NUMBER	PARTICULARS	REGISTERED	TIME	SEAL	INITIALS	CANCELLATION	NUMBER	REGISTERED OR LODGED	SEAL	INITIALS
~~Mortgage~~	~~0135781~~	~~to The Commercial Bank of Australia Limited~~	~~12.5.81~~	~~9.15~~			Discharged	C481791	13.1.83		
~~Mortgage~~	~~C481792~~	~~to Commonwealth Trading Bank of Australia.~~	~~13.1.83~~	~~10.28~~			Discharged	C901246	20.11.84		
Mortgage	D14311	to The Commissioners of the Rural & Industries Bank of Western Australia.	6.5.85	9.03			Discharged	F777895	11.1.95		
Mortgage	E524772	to R & I Bank of Western Australia Ltd.	11.1.91	8.14			Discharged	F777895	11.1.95		
Mortgage	E898371	to R & I Bank of Western Australia Ltd.	4.6.92	8.14			Discharged	F777895	11.1.95		
Mortgage	F777897	to National Australia Bank Ltd.	11.1.95	8.45							

CERTIFICATE OF TITLE VOL. 1549 FOL. 737

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Plan 13016

Lot	Certificate of Title	Lot Status	Part Lot
399	1549/730	Registered	
400	1549/731	Registered	
401	1549/732	Registered	
404	1549/733	Registered	
406	1549/734	Registered	
408	1549/735	Registered	
409	1549/736	Registered	
431	1549/737	Registered	
432	1549/738	Registered	
433	1549/739	Registered	
438	1549/740	Registered	
439	1549/741	Registered	
441	1549/742	Registered	
447	1549/743	Registered	
449	1549/744	Registered	
450	1549/745	Registered	
451	1549/746	Registered	
452	1549/747	Registered	
453	1549/748	Registered	

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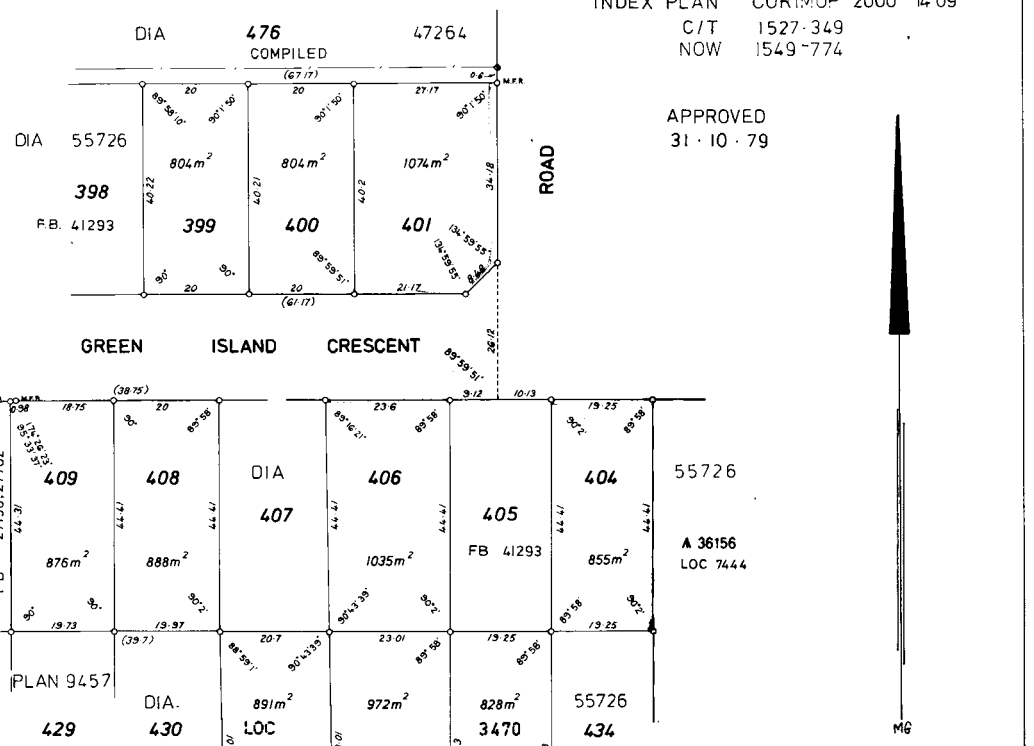
P 013016 F 01

PLAN 13016

PT LOT 477 OF PLANTAGENET
LOC. 3470

SURVEYOR E.A.HARLEY
FB 41293
TOTAL AREA 1·6844 ha.
DIA 47264
INDEX PLAN CORIMUP 2000 14·09
C/T 1527·349
NOW 1549·774

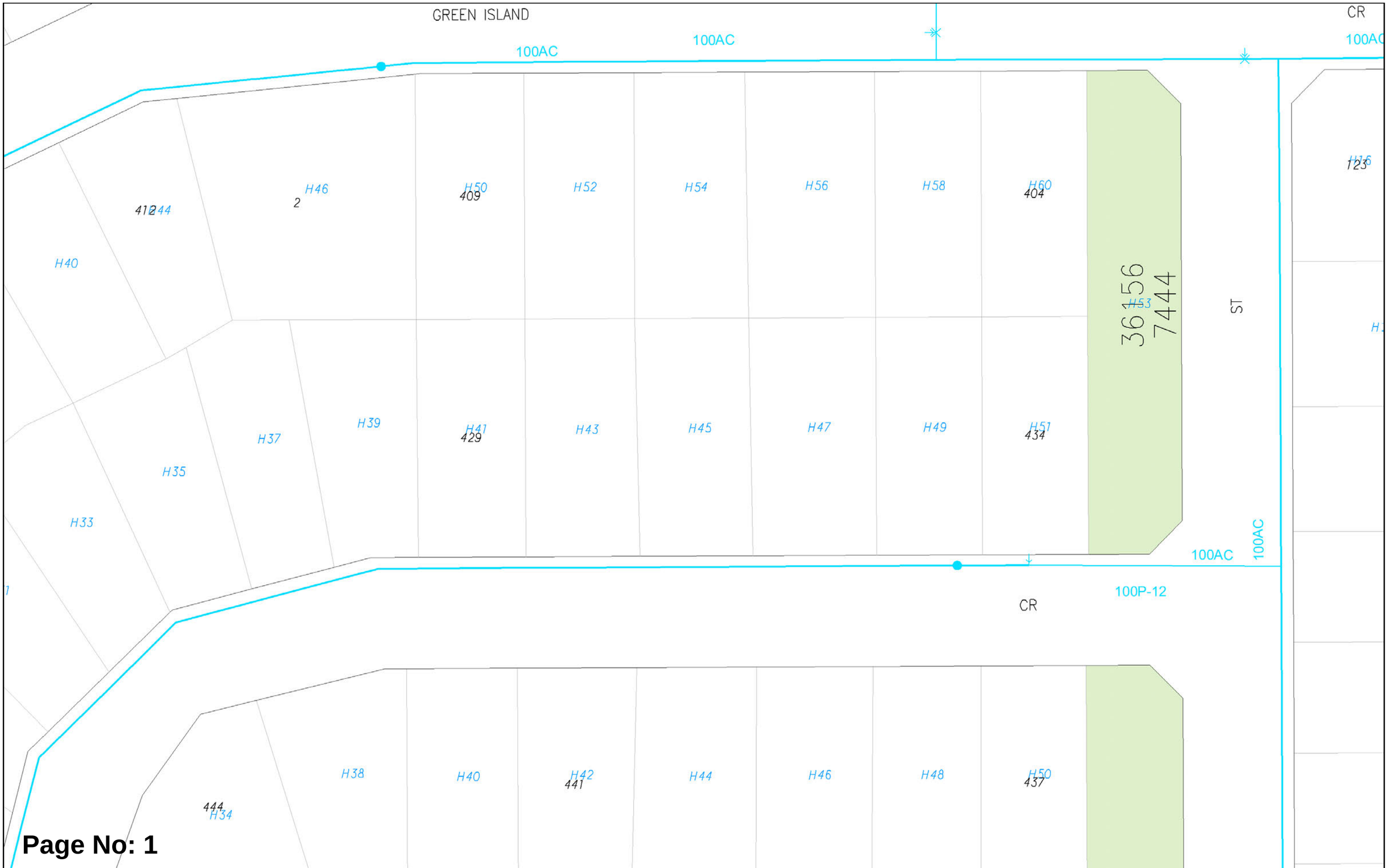
APPROVED
31·10·79



PLAN 13016

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Landgate
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Page No: 1

Scale:	1:750
Job No.:	53847240
Sequence No.:	277060729
Print Date:	31 Jul 2026

Water

WARNING ASSET PROTECTION APPROVAL MAY BE REQUIRED

Apply for approval to work near our assets at:

Working near assets (watercorporation.com.au)

Unauthorised work within prescribed proximities of Water Corporation Assets is prohibited.

The Water Corporation has taken due care in the preparation of this map but accepts no responsibility for any inaccuracies or inappropriate use. This plan may be reproduced in its entirety for the purpose of site work planning but shall not otherwise be altered or published in any form without the permission of the Water Corporation. The Water Corporation may need to be advised of any planned ground disturbing activities near facilities on this map. Refer to Brochure - "Protecting Buried Pipelines". Please report any inaccuracies to Asset Registration Team by email to asset.registration@watercorporation.com.au.



WATER CORPORATION

Scale: 1:750
Job No.: 53847240
Sequence No.: 277060729
Print Date: 31 Jul 2026

N

Sewer

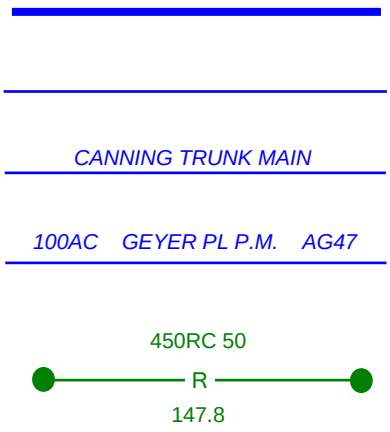
The Water Corporation has taken due care in the preparation of this map but accepts no responsibility for any inaccuracies or inappropriate use. This plan may be reproduced in its entirety for the purpose of site work planning but shall not otherwise be altered or published in any form without the permission of the Water Corporation. The Water Corporation may need to be advised of any planned ground disturbing activities near facilities on this map. Refer to Brochure - "Protecting Buried Pipelines". Please report any inaccuracies to Asset Registration Team by email to asset.registration@watercorporation.com.au.

Plan Legend (summary)
INFORMATION BROCHURE



This legend is provided to Dial Before You Dig users to assist with interpreting Water Corporation plans. A more detailed colour version can be downloaded from www.watercorporation.com.au. (Your business > Working near pipelines > Downloads)

WARNING - Plans may not show all pipes or associated equipment at a site, or their accurate location. Pothole by hand to verify asset location before using powered machinery.



WATER, SEWERAGE AND DRAINAGE PIPELINES

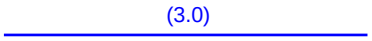
CRITICAL PIPELINE (thick line) EXTRA CAUTION REQUIRED
A risk assessment may be required if working near this pipe. Refer to your Dial Before You Dig information or call 131375.

Pipes are not always labelled on plans as shown here – assume all pipes are significant and pothole to prove location and depth.

P.M.	pressure main
M.S.	main sewer
R	rising main (i.e. drainage pressure main)

Common material abbreviations:

AC	asbestos cement e.g. 100AC NOTE: AC is brittle and is easily damaged.
CI	cast iron
GRP	glass reinforced plastic
P	PVC - class follows pipe material (e.g.100P-12)
RC	reinforced concrete
S	steel
VC	vitrified clay



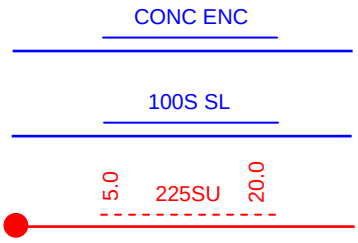
NON-STANDARD ALIGNMENT

Pipes are not always located on standard alignments due to local conditions. (i.e. Other than 2.1 m for reticulation mains and 4.5 m for distribution mains.)



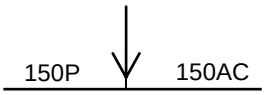
OTHER PIPE SYMBOLS

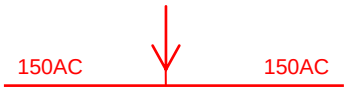
Other numbers or codes shown on pipes are not physical attributes. These are Water Corporation use only.



CONCRETE ENCASEMENT, SLEEVING AND TUNNELS

May be in different forms: steel, poured concrete, box sections, slabs.





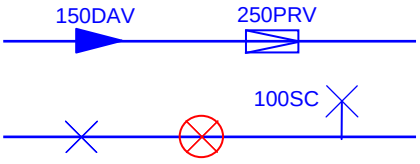
CHANGE INDICATOR ARROW

Indicates a change in pipe type or size. e.g. 150mm diameter PVC to 150mm diameter asbestos cement (AC).



PIPE OVERPASS

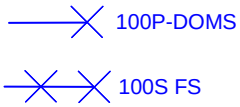
The overpass symbol indicates the shallower of the two pipes.



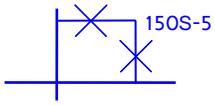
VALVES

Many different valve types are in use. Valve may be in a pit or have a visible valve cover. There may be no surface indication.

Valves may be shallower than the main or offset from it. e.g. A scour valve (SC) may have a pipe coming away from main pipeline on the opposite side to that indicated on the plan.



FIRE SERVICES
100 mm polythene domestic (DOMS) service
FS Fire service
FHS Fire hydrant service
Hydrant may be visible external to the building. Even if not visible a substantial fire service may still be present.



PIPE BYPASS
Bypass will not be on the same alignment as the main pipeline.



CATHODIC PROTECTION (CP)
Buried CP equipment may be located some distance from the pipeline being protected interconnected by buried cable. All CP fittings may not be visible.
A buried anode – various sizes and configurations
TP test point - may be visible on a post or in-ground
TR transformer rectifier



ACCESS TEE OR MANHOLE OR SERVICE ACCESS PIT
NOTE: Opening any manhole or pit is dangerous and is prohibited.
Below ground. May not be any visible signs at ground level or may be located in a pit.



WASTEWATER ACCESS CHAMBERS (MANHOLES)
-- Manhole (shown not labelled)
-- Tee or maintenance shaft (shown not labelled)
MS maintenance shaft (labelled)
WARNING: Opening any manhole or pit is dangerous and is prohibited.



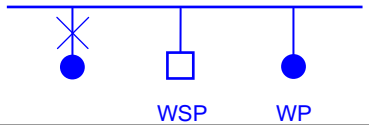
WASTEWATER MANHOLE INFORMATION BOXES
Square non-trafficable Do not drive vehicles over or place loads.
Round trafficable
In general if not located in the road treat as if non-trafficable.



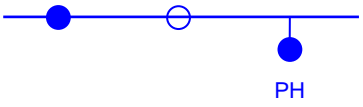
HAZARDOUS MANHOLE
Indicates a potential health hazard from risk of exposure to toxic waste.
WARNING: Opening any manhole is dangerous and is prohibited.



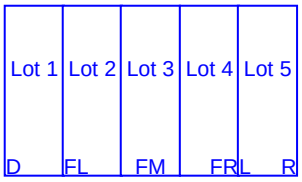
FLOWMETER
Various types of flow meters located in a pit. May be labelled with identifier. (e.g. 50 MFM, 50MM)



STANDPIPE, WATER SAMPLING POINT (WSP), WATER SUPPLY POINT (WP)
May be located adjacent to mains. Usually there will be some visible indication.



Hydrant May not be visible.
Hydrant Tee May not be visible.
Pillar hydrant Visible



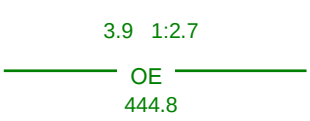
PRE-LAID SERVICES
D Deferred
FL Fully Prelaid Left
FM Fully Prelaid Front Middle
FR Fully Prelaid Right
L Left
R Right

Code indicates on which side of a lot the water service is located:

May be no visible indication at site.

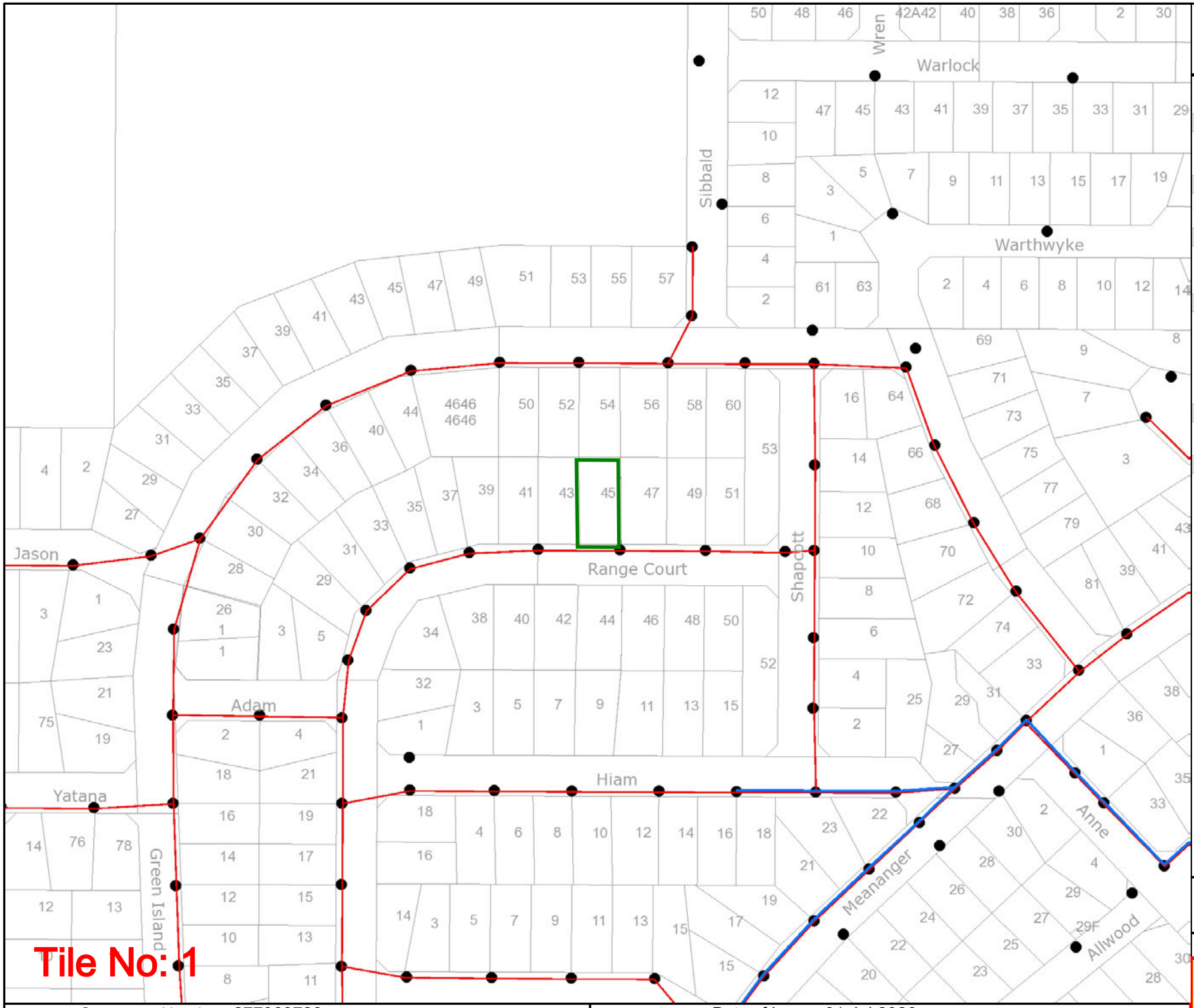


SEWER OR DRAINAGE PUMP STATION
Several pipes and a pressurised main will be in the vicinity.



OPEN CHANNEL
OA Landscaped
OE Normal Open Earth
OF Open channel with flood levee
OH Half Pipe
OL Lined Channel
OS Swale-Shallow Depression
OW Natural Water Course

Drainage structures, even if dry, must be kept clear of any obstruction such as sand stockpiles.



westernpower

OVERHEAD LEGEND

Structures

- Power Pole
- Transmission Poles

Transmission Overhead Powerline

- Transmission (33kV - 330kV)

Distribution Overhead Powerline

- High Voltage (1kV - 33kV)
- Low Voltage (< 1kV)

Proposed Construction Assets

- Design Area *
- High Voltage Overhead Powerline
- Low Voltage Overhead Powerline
- Power Pole

Communications Assets

- Overhead Pilot Cable

Feature

- Area of Interest

*** Please refer to coversheet**

Privately owned cables NOT SHOWN (including house services)

This map is INDICATIVE ONLY. Check that you have enough clearance from the DANGER ZONES near overhead powerlines.

Customer Service
Telephone: 13 10 87
Mon to Fri - 08:00 to 16:30

Information valid for 30 days from date of issue

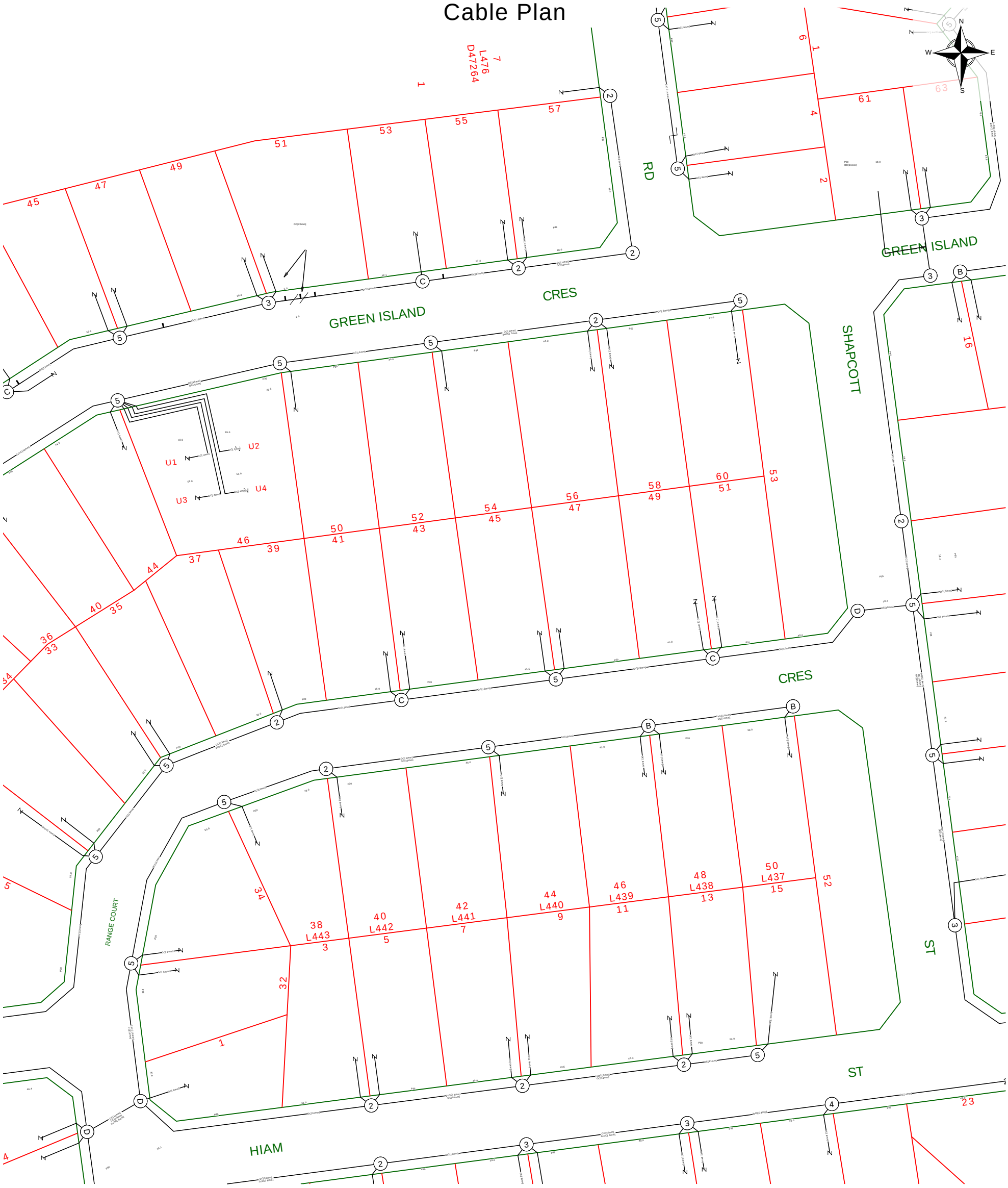
A4 | Scale : 1:2500

WARNING! Look out for overhead power lines

Sequence Number: 277060728

Date of Issue: 31 Jul 2026

Cable Plan



Report Damage:https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra-c
Ph - 13 22 03
Email - Telstra.Plans@team.telstra.com
Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries

TELSTRA LIMITED A.C.N. 086 174 781

Generated On 31/07/2026 16:49:46

Sequence Number: 277060730

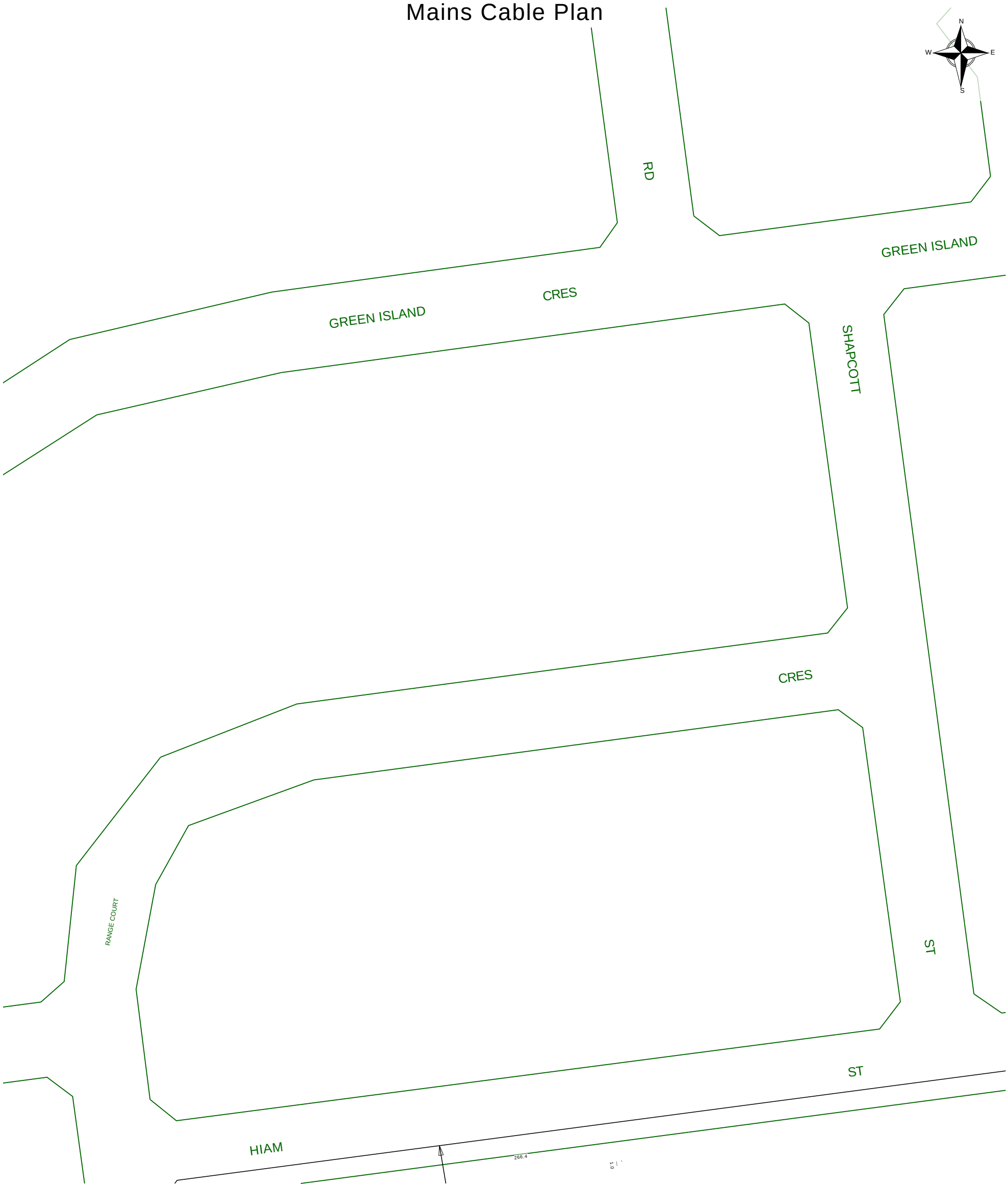
CAUTION: Fibre optic and/ or major network present in plot area. Please read the Duty of Care and contact InfraCo Plan Services should you require any assistance.

The above plan must be viewed in conjunction with the Mains Cable Plan on the following page

WARNING
Telstra plans and location information conform to Quality Level "D" of the Australian Standard AS 5488-Classification of Subsurface Utility Information.
As such,Telstra supplied location information is indicative only.Spatial accuracy is not applicable to Quality Level D.
Refer to AS 5488 for further details. The exact position of Telstra assets can only be validated by physically exposing it.
Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy.
Further on site investigation is required to validate the exact location of Telstra plant prior to commencing construction work.
A Certified Locating Organisation is an essential part of the process to validate the exact location of Telstra assets and to ensure the asset is protected during construction works.

See the Steps- Telstra Duty of Care that was provided in the email response.

Mains Cable Plan



Report Damage:https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra-(
Ph - 13 22 03
Email - Telstra.Plans@team.telstra.com
Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries

TELSTRA LIMITED A.C.N. 086 174 781

Generated On 31/07/2026 16:49:46

Sequence Number: 277060730

CAUTION: Fibre optic and/ or major network present in plot area. Please read the Duty of Care and contact InfraCo Plan Services should you require any assistance.

The above plan must be viewed in conjunction with the Mains Cable Plan on the following page

WARNING
Telstra plans and location information conform to Quality Level "D" of the Australian Standard AS 5488-Classification of Subsurface Utility Information.
As such,Telstra supplied location information is indicative only.Spatial accuracy is not applicable to Quality Level D.
Refer to AS 5488 for further details. The exact position of Telstra assets can only be validated by physically exposing it.
Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy.
Further on site investigation is required to validate the exact location of Telstra plant prior to commencing construction work.
A Certified Locating Organisation is an essential part of the process to validate the exact location of Telstra assets and to ensure the asset is protected during construction works.

See the Steps- Telstra Duty of Care that was provided in the email response.

General Information

Telstra highly recommends using Certified Locators.

For more info contact a CERTLOC Certified Locating Organisation (CLO) or Telstra Location Intelligence Team 1800 653 935

Before you Dig Australia – BEST PRACTISE GUIDES
https://www.byda.com.au/before-you-dig/best-practice-guides/

OPENING ELECTRONIC MAP ATTACHMENTS –

Telstra Cable Plans are generated automatically in either PDF or DWF file types.
Dependent on the site address and the size of area selected.
You may need to download and install free viewing software from the internet e.g.

DWF Map Files (all sizes over A3)
Autodesk Viewer (Internet Browser) https://viewer.autodesk.com/ or
Autodesk Design Review http://usa.autodesk.com/design-review/ for DWF files.
(Windows PC)

PDF Map Files (max size A3)
Adobe Acrobat Reader http://get.adobe.com/reader/

Telstra New Connections / Disconnections
13 22 00

Telstra Protection & Relocation: 1800 810 443 (AEST business hours only).
Email
Telstra Protection & Relocation Fact Sheet: Link
Telstra Protection & Relocation Home Page Link

Telstra Aerial Assets Group (overhead network)
1800 047 909

Protect our Network:

by maintaining the following distances from our assets:

- **1.0m Mechanical Excavators, Farm Ploughing, Tree Removal**
- **500mmVibrating Plate or Wacker Packer Compactor**
- **600mm Heavy Vehicle Traffic (over 3 tonnes) not to be driven across Telstra ducts or plant.**
- **1.0mJackhammers/Pneumatic Breakers**
- **2.0m Boring Equipment (in-line, horizontal and vertical**

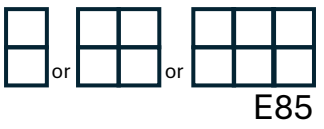
LEGEND

Leadin terminates at a Customer Address	Cable Jointing Pit Number / Letter indicating Pit type/size
Exchange Major Cable Present	Elevated Joint (above ground joint on buried cable)
Pillar / Cabinet Above ground Free Standing	Telstra Plant in shared Utility trench
Above ground Complex Equipment Please note: Powered by 240v electricity	Aerial cable / or cable on wall
OC — Other Carrier Telecommunication Cable/ Asset. Not Telstra Owned	Aerial cable (attached to joint use Pole e.g., Power Pole)
DIST — Distribution cables in Main Cable Ducts	Marker Post Installed
MC — Main Cable ducts on a Distribution Plan	Buried Transponder
Blocked or Damaged Duct	Marker Post & Transponder
Footway Access Chamber (can vary between 1-lid to 12-lid	Optical Fibre Cable Direct Buried
NBN Pillar	Direct Buried Cable
Third Party Owned Network Non-Telstra	nbn owned network



Single to Multiple Round Conduit Configurations 1,2,4,9 respectively

(attached text denotes conduit type and size)



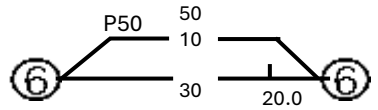
Multiple Square Conduit configurations 2,4,6 respectively

(attached text denotes conduit type and size)

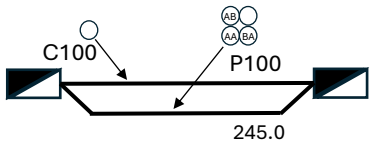
Some examples of conduit type and size:

A - Asbestos cement, P - PVC / Plastic, C - Concrete,
GI - Galvanised Iron, E - Earthenware
Conduit sizes nominally range from 20mm to 100mm
P50 50mm PVC conduit
P100 100mm PVC conduit
A100 100mm asbestos cement conduit

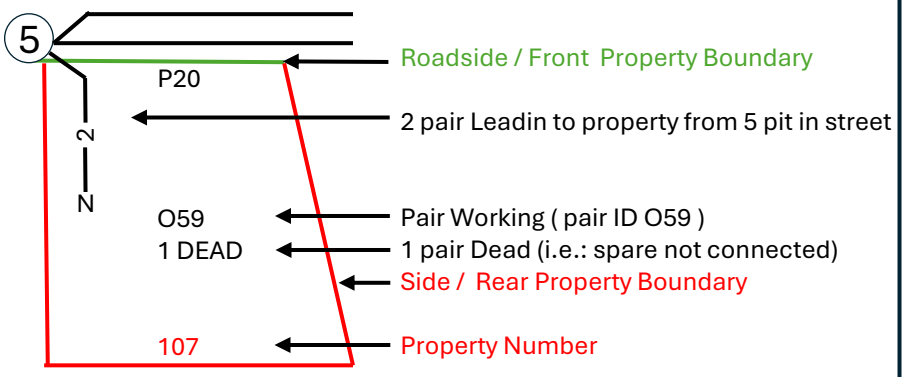
Some Examples of how to read Telstra Plans



One 50mm PVC conduit (P50) containing a 50-pair and a 10-pair cable between two 6 pits. approximately 20.0m apart, with a direct buried 30-pair cable along the same route.



Two separate conduit runs between two footway access chambers (manholes) approximately 245m apart A nest of four 100mm PVC conduits (P100) containing assorted cables in three ducts (one being empty) and one empty 100mm concrete duct (C100) along the same route.



The 5 Ps of Safe Excavation

https://www.byda.com.au/before-you-dig/best-practice-guides/

Plan

Plan your job. Use the BYDA service at least one day before your job is due to begin, and ensure you have the correct plans and information required to carry out a safe project.

Prepare

Prepare by communicating with asset owners if you need assistance. Look for clues onsite. Engage a Certified Locator.

Pothole

Potholing is physically sighting the asset by hand digging or hydro vacuum extraction.

Protect

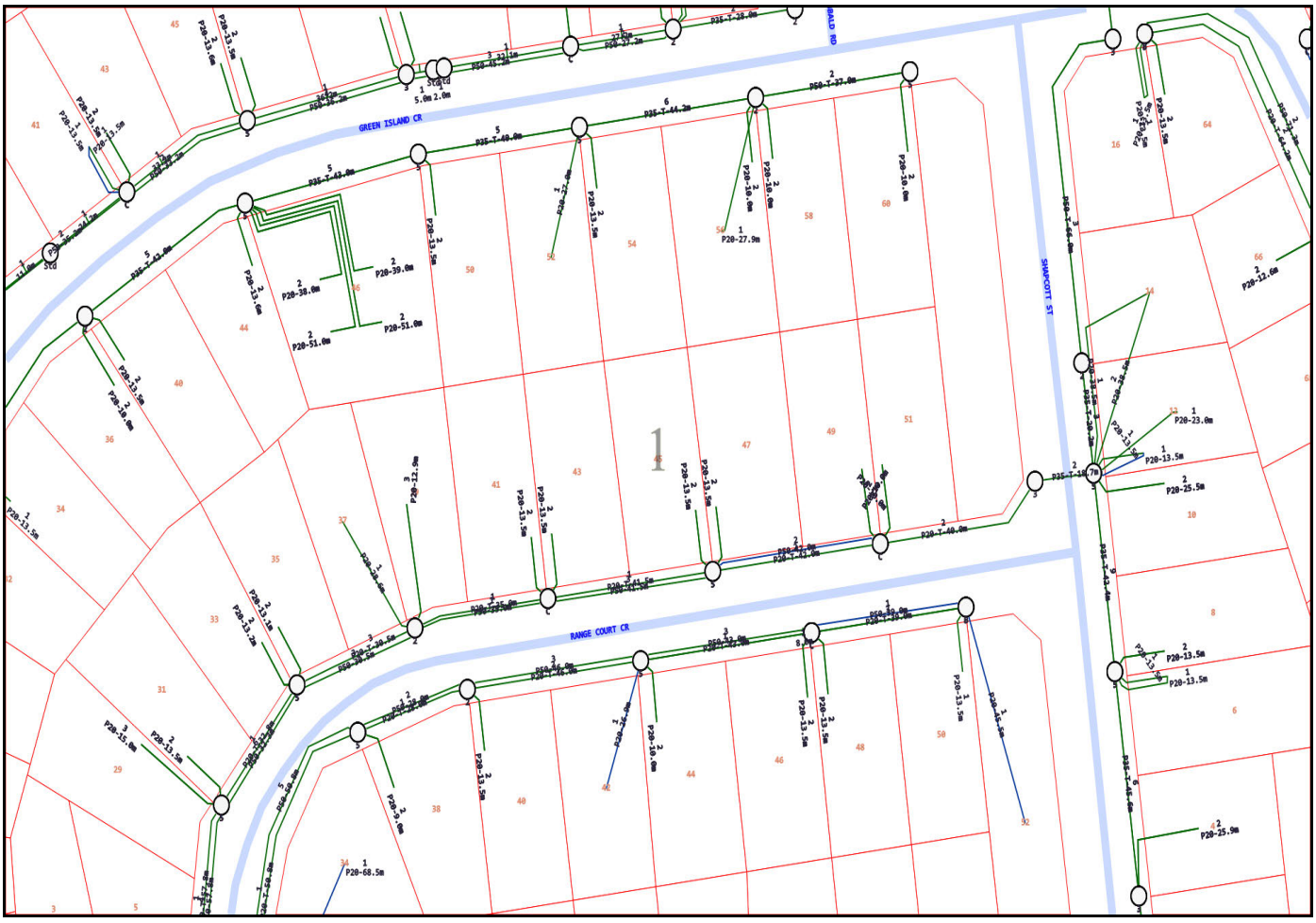
Protecting and supporting the exposed infrastructure is the responsibility of the excavator. Always erect safety barriers in areas of risk and enforce exclusion zones.

Proceed

Only proceed with your excavation work after planning, preparing, potholing (unless prohibited), and having protective measures in place.

LEGEND

34	Parcel and the location
5	Pit with size "5"
2E	Power Pit with size "2E". Valid PIT Size: e.g. 2E, 5E, 6E, 8E, 9E, E, null.
	Manhole
	Pillar
2 PO – T- 25.0m P40 – 20.0m 5 9	Cable count of trench is 2. One "Other size" PVC conduit (PO) owned by Telstra (-T-), between pits of sizes, "5" and "9" are 25.0m apart. One 40mm PVC conduit (P40) owned by NBN, between pits of sizes, "5" and "9" are 20.0m apart.
2 10.0m 5 9	2 Direct buried cables between pits of sizes ,"5" and "9" are 10.0m apart.
5 9	Trench containing any INSERVICE/CONSTRUCTED (Copper/RF/Fibre) cables.
5 9	Trench containing only DESIGNED/PLANNED (Copper/RF/Fibre/Power) cables.
5 9	Trench containing any INSERVICE/CONSTRUCTED (Power) cables.
BROADWAY ST	Road and the street name "Broadway ST"
Scale	0 20 40 60 Meters 1:2000 1 cm equals 20 m



Emergency Contacts

You must immediately report any damage to the **nbn™** network that you are/become aware of. Notification may be by telephone - 1800 626 329.

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258 York Street
PO Box 5001
Albany WA 6332
08 9841 4022
admin@merrifield.com.au
www.merrifield.com.au

18/08/2026

The Client
C/- Merrifield Real Estate
258 York Street
ALBANY WA 6330

To whom it may concern,

RE: RENTAL APPRAISAL – 45 RANGE COURT CRESCENT, BAYONET HEAD

We wish to thank you for the opportunity to provide a rental appraisal for the above-mentioned property.

After viewing the property and taking into consideration its location and condition, we feel we can expect to achieve circa $850.00 - $900.00 per week in the current rental market.

In accordance with requirements to minimum security, internal blind cords and RCD and Smoke Alarm checks, please make your own investigations as to whether this property is compliant. Information can be obtained through the below websites:

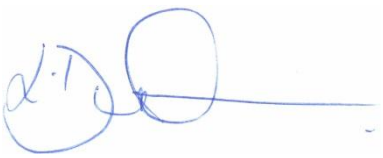
Smoke Alarm guidelines:
https://www.wa.gov.au/system/files/2024-10/smoke_alarms_in_dwellings_for_sale_rent_or_hire.pdf

Internal Blind cord requirements:
https://www.consumerprotection.wa.gov.au/publications/obligations-landlords-corded-internal-window-coverings

Minimum Security Requirements:
https://www.consumerprotection.wa.gov.au/system/files/migrated/sites/default/files/atoms/files/minimumsecurityrta.pdf

Should you have any questions, please feel free to contact me on (08) 9841 4022.

Yours faithfully,



Lisa Dunham
Senior Property Manager

Please note, as per our Professional Indemnity Policy, we must state the following: The Statements have been prepared solely for the information of the client and not for any third party. Although every care has been taken in arriving at the figure, we stress that it is an opinion only and not to be taken as a sworn valuation. We must add the warning that we shall not be responsible should the Statements or any part thereof be incorrect or incomplete in any way. This appraisal is deemed valid for 30 days from the date completed, or such earlier date if you become aware of any factors that have any effect on the property value.