Valuation tool aimed at SMSF investors

Ben Hurley

Property research house SQM Research has released a property valuation tool for financial planners and self-managed super fund investors.

"The offering comes amid fears the federal government will introduce mandatory yearly valuations to self-managed superannuation funds, leading to soaring compliance costs.

Automatic valuations have been around for years but new companies are offering them directly to consumers, breaking the hold that real estate agents and valuers had over property information.

SQM's product is a joint venture with Tom White's Property Data Solutions. It asks the individual to enter subjective details like whether a property has been renovated and to rate the property as better or worse than comparable sales. It then produces an estimated property value using comparative sales data.

SQM managing director Loui Christopher said the program was less accurate on new apartments and prestige houses where it could be hard to find comparable sales.

"At the middle to lower end it's pretty accurate," Mr Christopher said. "I reckon it's within plus or minus 5 per cent."

Fairfax-owned Australian Property Monitors and RP Data have long offered automatic valuations to banks, but RP Data has recently started offering them to consumers via Facebook.

Recently listed data company onestorehouse.com.au will soon offer them to consumers, but call it a "guestimate".

Accelerating success.

Toowoomba CBD Landmark

33 Russell Street, Toowoomba, QLD

- 2 storey ex-HAB Building in prime corner position
- 990m² (approx) land allowing for variety of uses including office, retail showroom, supermarket, cafe
- 43m² lower floor, 380m² upper floor, 20 car parks
- 78.5m² mezzanine level with bathrooms and staffroom

Auction Friday 2 September at 12pm

Brendan McDonald
0428 640 005 07 4659 7875
www.colliers.com.au

Cairns Southern Corridor

Cnr Mailand Rd & Bruce Hwy, Cairns, QLD

- 2.5 hectares land including 2.2ha of residential area. Planning Area L14 - 18.54ha - High-set Gander and shed L15 - 23.32ha; L17 - 13.06ha. (Ozone approved to be sold in one line or separately)
- Rural, lifestyle or future development subject to council approval

For Sale by EOI closing Thursday 8 September at 4pm

Dan Brown
0417 732 773 07 4031 3443
Stacey Quaid
0417 732 258 07 4050 1453

LaSa value

Gretchen Freimann

Commercial real estate racing ahead of economic news, fired by a wave of concern that the wall of money from the industry本身 from "reaching" rebound in the of credit, capital mark several strong years of growth in the future."

But the report said in ignoring distinctions of growth and high-growth areas, the industry "lacks" a clear-cut value. The volatility in other areas can be high depending on the specifics of another property and follows a selling spree from another heavy-weights, the Swiss-Ba Group, which warned that the real estate yields were being hit by inflation in the country.

The firm's concern was reflected in another report that the US, Britain, France were approved-recorded at the peak of 2007.

LaSa global strategist Gordon said: "We're focusing on the real estate markets. It is a very capital-heavy market, the assets are very expensive and have been at a currency, but we expect the economy to recover and despite several unexpect