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## **THE REASONS WHY PROPERTY ADVICE IS ONE OF THE MOST IMPORTANT ASPECTS WITHIN FAMILY LAW MATTERS**

A certified Valuer's valuation report is provided as an "independent expert". So all parties can acknowledge that their interests have been looked after as bona fide within the total process.

When a certified practicing valuer from First Valuation Group undertakes a valuation, the provided document is independent, with no emotive connection to either party, and value is based purely on current market terms and levels of value. Other sources opinion of value such as real estate agents, family, and friends may have a conflict of interest, and perhaps a vested and silent interest in the outcome.

First Valuation Group as a "single witness" expert valuing the property under consideration can provide the opportunity for the cost of the valuation to be borne equally between all parties.

A real estate agent can provide you only with an opinion of value, while First Valuation Group will provide you with a detailed and well researched analytical valuation report of which can be lodged as court evidence within the Family Law Court of Australia. A valuation is a legal document.

Even if the valuation is not used within the court process, the independence of a well researched document allows perhaps either party to negotiate the purchase of the property from the other party. How many times within this stressful process do we see loggerheads between the parties? By providing expert opinion, the valuation enables solutions between the parties concerned.