

VALUERS NOW

Valuer and Property Consultant

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Business Unit/Client	Estate Thomas Andrew Butler	Telephone	07-33792926
Property Address	8 Bellara Street Ashmore 4214	Email	marissa@cornfordscott.com
Registered Proprietor/s	Metre Investments Pty Ltd	Contact	Cornford Scott Lawyers

PROPERTY SUMMARY		RESIDENTIAL VACANT LAND	
Property Address	8 Bellara Street Ashmore 4214	LGA	Gold Coast City Council
Title Certificate Details	Lot 1 on Survey Plan 315647	Essential Repairs	None
Encumbrance/Restriction	None Apparent - Refer Title Certificate	Heritage Issues	None
Site Area/Dimensions	804 square metres - No Apparent Easement/s		
Zoning/Instrument	Residential Zone		
Environmental Issues	None		
Marketability	Average		

RISK ANALYSIS		MUST "comment" over page on any 4 or 5 Risk Ratings, or if three or more "3" Risk Ratings									
Property Risk Ratings	1	2	3	4	5	Market Risk Ratings	1	2	3	4	5
Location & Neighbourhood		2				Reduced value next 2 – 3 years			3		
Land (incl. planning, title)		2				Market Volatility			3		
Environmental Issues		2				Local Economy Impact		2			
Improvements		2				Market Segment Conditions		2			
Risk Ratings 1 = Low, 2 = Low to Medium, 3 = Medium, 4 = Medium to High, 5 = High											

VALUATION & ASSESSMENT SUMMARY					
Interest Valued		Fee Simple Vacant Possession		Other Assessments	
Value Component	Vacant Property	Land Rental Value		Replacement Insurance	
Residential Land	\$800,000	\$0		\$0	
Market Value	\$800,000 (Eight Hundred Thousand Dollars)				

Max Collins-Valuer c/- Valuers Now Pty Ltd certifies that I inspected/valued this property on shown date and neither I, nor any member of this firm, has any conflict of interest, or direct, indirect or financial interest in relation to this property that is not disclosed herein. Liability limited by a scheme approved under Professional Standards legislation. This report is for the use only of the party to which it is addressed and is not to be used for any other purpose. No responsibility is accepted or undertaken to third parties and this report does not constitute a structural survey. In consideration of my accepting this appointment and agreeing to undertake the Valuation, you as client agree to indemnify and keep me indemnified from and against all liability, costs, expenses and damages paid or incurred by me in connection with any claim brought by you, or on your behalf in respect of the Valuation and/or services provided in connection but this indemnity shall not apply in the case of fraud or willful misconduct.

Valuer	MAX COLLINS	Firm:	VALUERS NOW PTY LTD
Qualifications	AAPI, AAVI, CPV, RB Registered Valuer No 1405 Registered Builder No 17055	Address	GPO Box 114 ASPLEY 4034
Valuation Date	18 th June 2022	Telephone	07 38631373
Signature		Mobile	0409 642 469
		Email	collins@izone.net.au
		File Number	VN-180622

SUBJECT LAND

Property Identification **Site inspection** Yes **Council Search** Yes **Title Search** Yes

Zoning Effect Current development is considered (subject to confirmation by appropriate certificate) to be an "as of right" usage with Gold Coast City Council

Neighbourhood Ashmore is an established Gold Coast suburb with all expected service amenities and Southport regional centre offers shopping and administrative facilities and surrounding development comprises residential development of varying style/s

Site Description Subject land is comparatively level and is an inside land area with access from Bellara Street Ashmore and no apparent flood/water issues

Local Services Normal residential public services are available

VACANT LAND

ANCILLARIES Boundary fencing, sealed road and basic landscaping

SALES EVIDENCE

<i>Property Address</i>	<i>Date</i>	<i>Price</i>	<i>General Descriptive Comments</i>	<i>Subject Comparison</i>
8 Cran Street Ashmore	290/01/2022	\$345,000	Vacant residential allotment of 536 square metre land area - \$643.66 per square metre	Inferior type/position/value property
4 Hillview Parade Ashmore	08/02/2022	\$560,000	Vacant residential allotment of 436 square metre land area - \$1,284.40 per square metre	Inferior type/position/value property
13 Lillian Crescent Ashmore	06/12/2021	\$770,000	Vacant residential allotment of 747 square metre land area - \$1,030.79 per square metre	Inferior type/position/value property
50 Pinkwood Drive Ashmore	03/12//2021	\$732,000	Vacant residential allotment of 601 square metre land area - \$1,217.97 per square metre	Inferior type/position/value property
Relevant Sales Evidence as per Dye & Durham				

Previous property sale \$510,000-20

Market Activity Steady

GENERAL COMMENTS

Ashmore as experienced steady market conditions throughout 2021/22 and global financial system concerns combined with the local economic outlook plus covid restrictions are having a dampening effect on purchaser activity. It is considered that economic uncertainty has placed pressure on market values and will be further influenced by any adverse movement in interest rates by the Reserve Bank of Australia.

This valuation has been prepared by Max Collins - Valuer c/- Valuers Now Pty Ltd with instructions to assess market value and the report is not to be relied upon by any other person or for any other purpose and I accept no liability to third parties nor do I contemplate that this report will be relied upon by third parties. I invite other parties who may come into possession of this report to seek my written consent to them relying on this report and I reserve the right to withhold consent or to review the contents of this report in the event that my consent is sought.

\$825,000 - \$850,000 Optimistic - This range is the upper limit of my price expectations based on the market evidence. If the property sold within this range, it may indicate an anxious buyer or a strong/rising property market.

\$775,000 - \$825,000 Expected - Based on my analysis of the market evidence, the market value of the property is most likely to be within this range, provided a lease is in place.

\$750,000 - \$775,000 Pessimistic - This range is the lower end of my price expectations based on the market evidence. If the property sold within this range, it may indicate a cautious purchaser or a declining property market.



8 Bellara Street Ashmore 4214



VALUERS NOW

Registered Valuer – General Auctioneer – Realty Agent
Bachelor of Education – Bachelor of Teaching

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TAX INVOICE

Valuation Consultancy Service – Metre Investments Pty Ltd - AS180622

Vacant Land at 8 Bellara Street Ashmore 4214

Valuation Fee	\$500.00
Goods and Services Tax	\$50.00
Valuation Consultancy	\$550.00

Bank Account

Valuers Now - ANZ Bank Ltd

Branch Number 014-209 Account Number 2150-52844

Or provide credit/debit card number - expiry date - 3 digit security number

Or cheque in favour of

Valuers Now PO Box 114 Aspley 4034