



Est. 1971

11/12/2019

Ziora Property Pty Ltd

C/- inbrisbane@bigpond.com

RE: 87 Cutts Street Margate Qld 4019

Dear Carmel & Chris,

I am pleased to provide for your records a comparative sales appraisal for the sale of your property.

When assessing the sale value of a Property, we take into consideration the value of comparable properties, properties on the market, sold properties and current market trends. Please do not hesitate to contact me directly should you have any questions or need further assistance.

If we were to place 87 Cutts Street, Margate on the market for sale I would expect it to achieve a sale price of between **\$370,000 - \$380,000**.

This is based on properties that have sold recently and are comparative to this property, please see attached comparisons.

Kind Regards,

Lynne Burns

Redcliffe Realty

4 Baker Street, Redcliffe 4020

0408 152 700

lynne@redclifferealty.com.au

DISCLAIMER

"This appraisal has 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 warning that we shall not be responsible should the appraisal or any part thereof be incorrect or incomplete in any way."

ABN 91 907 502 585 ACN 105 588 832

P 07 3883 3233 PO Box 691, Redcliffe QLD 4020

www.redclifferealty.com.au

Comparable Sales



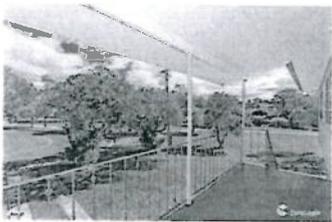
74 Cutts Street Margate QLD 4019

Sold Price **\$390,000**

 3  1  1  607m²  88m²

Sold Date 15-Apr-19 Price Change ▼ -2.5% Year Built 1970
 DOM 199 First Listing \$400,000
 Distance 0.11km Last Listing \$399,000

1



110 Dunbar Street Margate QLD 4019

Sold Price **\$385,000**

 3  1  1  612m²  -

Sold Date 12-Jun-19 Price Change ▼ -8.3% Year Built -
 DOM 71 First Listing \$420,000
 Distance 0.18km Last Listing \$395,000

2



34 Pownall Crescent Margate QLD 4019

Sold Price **\$390,000**

 3  1  2  728m²  -

Sold Date 02-Oct-19 Price Change ▲ 1.3% Year Built -
 DOM 16 First Listing \$385,000
 Distance 0.2km Last Listing \$422,442

3



18 Prince Street Clontarf QLD 4019

Sold Price **\$372,000**

 3  1  1  508m²  89m²

Sold Date 29-Jul-19 Price Change ▼ -11.2% Year Built 1950
 DOM 148 First Listing \$419,000
 Distance 0.36km Last Listing \$369,000

4



11 Welch Street Clontarf QLD 4019

Sold Price **\$380,000**

 3  1  4  607m²  130m²

Sold Date 06-Feb-19 Price Change ▼ -4.8% Year Built 1980
 DOM 13 First Listing \$399,000
 Distance 0.42km Last Listing \$399,000

5

DOM = Days on market RS = Recent sale UN = Undisclosed Sale