



10 March 2023

Dear Martin and Peta,

RE: Market appraisal for Lot 212/45 Shakespeare St, Coorparoo, 4151

Thank you for the opportunity to submit a market appraisal for the above property.

In line with the ATO's new requirements to determine the market value of real property, our appraisal took into consideration the following aspects:

1. Supportable data (report on the value of similar properties and recent comparable sales results)
2. The amount paid for the property (if the purchase was recent i.e., within the last 12 months)
3. Any recent events that have materially affected the property's value
4. Whether the property has undergone any improvements since last valuation

Our valuation covers the Coorparoo area for the last 12 months and our search criteria used was for similar units comprising of 2 bedrooms, 2 bathrooms with 1/2 car space(s). The property was purchased in September 2017 and no improvements was done to the unit.

Our analysis shows an Estimated Value for the above unit would be in the range of \$575,000 to \$688,000. A reasonable sales offer would be \$630,000.

Please refer to the attached CMA and Valuation reports for more detail.

**** Note that the reports are generated automatically based on the input data we provide. Please read the Disclaimers carefully to understand how the Estimated Value has been calculated.***

Best regards,

Collin Green
Principal
Ilanga Realty Pty Ltd
Licence # 4305139