



13th April 2021

Peter Brewer
c/- PBB Consultants
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Attention: Peter Brewer

Re: APPRAISAL OF LANGTON ROAD PROPERTY, GYMPIE

Property Description: Lot 357 on SP 102746

Area: 3056m²

		Approx Value
Improvements:	Steel Frame shed approx. 15m x 13m with electricity connected	\$140,000
	Besser Block building approx. 13m x 11m	\$140,000
	3056m ² of land	<u>\$280,000</u>
TOTAL VALUE:		<u>\$560,000</u>



Sale Comparisons:

1. Lot 24 on RP 892615 (1980m2) at Reef St Gympie with Building. Price \$450,000.
Settled September 2020
2. Lot 2 on SP 297285 (2911m2) at Dennis Little Drive, Glanmire with building. Price \$655,000.
Settled May 2020

Please Note: I have been selling properties in the Gympie district for over 40 years, however I am not a registered valuer.

Rent Value: At present we are not renting agents, however I would value the rent at approximately \$35,000 per year exclusive of GST.

Yours faithfully

A handwritten signature in black ink, appearing to read 'TW Grady', written in a cursive style.

TW GRADY