

# Richlands Manor & Pine Promenade

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Richlands, QLD4077  
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## PROPERTY APPRAISAL

19 / 06 / 2023

**Re: Unit24, 36 Kathleen Street, Richlands, QLD 4077**

To Whom It May Concern:

I (Summer Dong) am the onsite manager and letting agent of Richlands Manor and Pine Promenade Complex. Property "Unit24, 36 Kathleen Street, Richlands" is described as one 3 bedrooms 2 bathrooms 2 security car park spaces Unit in Pine Promenade complex.

Due to my experience and recent sales history, the estimated value of this property to be \$480,000 as at June 2023. The primary method of estimating was market research including RP date and direct comparison approach. I am not a registered valuer, town planner, building inspector or surveyor, and lack specialist knowledge of these professionals.

Should you have any questions regarding this matter please don't hesitate to contact me.

Best Regards,  
On-site Manager  
Summer Dong