



B D R

burrum district realty

13th October 2022

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Ryan Donald & Geraldine Muriel Peters (TTE)
1 Boronia Street
Burrum Heads Qld 4659

RE: Property Appraisal – 1 Boronia St Burrum Heads Qld 4659
State Government Land Valuation as of the 30/6/2022 = \$190,000 (L1 RP144428)

Thank you for your invitation to provide you with an appraisal as to what your property may be worth in today's market.

We inspected your property and have based this appraisal in relation to your property: a) as it was at the time of your purchase (and including improvements made since) b) in relation to current market conditions c) and our knowledge of the property market in the local area.

Based on your purchase price on 13th September 2012 being \$255,000 and applying the relative growth for OVERALL sales in Burrum Heads as indicated within this report from then until now, an equivalent sale in today's market would be approximately \$598,000.

Recent Sales:

- | | | |
|----------------------------|-----------|-----------|
| 1) Riverview Drive (720m2) | \$605,000 | 30/6/2022 |
| 2) Lucas Drive (737m2) | \$725,000 | 20/4/2022 |
| 3) Beach Drive (820m2) | \$535,000 | 9/07/2022 |

We believe that a realistic sale price in the current market would be within the range from \$555,000 to \$598,000.

We strongly recommend a formal Valuation be sort from a suitably Qualified Property Valuer for the purpose of ascertaining a comprehensive and accurate value for your property.

Thank you again for the opportunity to access your property and for considering the services of our office.

Yours faithfully

Bernadine Morrow

License Agent

Burrum District Realty

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'DISCLAIMER'

This **estimate** of selling price has been prepared solely for the information of the client and not for third Party, although every care has been taken in arriving at the figure we stress that it is an **estimate** only. **This must not be taken as a sworn valuation.** {"We must add the warning that we shall not be responsible should the estimate or any part thereof be incorrect or incomplete in any way."}