

## 4/66 TAKALVAN STREET, SVENSSON HEIGHTS, QLD 4670



### Owner Details

Owner Name(s): MARTIN & LENORE SAUER (TTE)  
 Owner Address: 58 GAHANS RD, KALKIE QLD 4670  
 Phone(s): ^0404 747 064 (KAUR)

Owner Type: Rental

### Property Details

Property Type: Unit - Freehold [Issuing]  
 RPD: L2 RP168258  
 Valuation Amount: \$197,500 - Site Value on 30/06/2022  
 Valuation Amount: \$180,000 - Site Value on 30/06/2020  
 Land Use: MULTI UNIT DWELLING (FLATS)  
 Zoning: Medium density residential  
 Council: BUNDABERG REGIONAL  
 Features: Storeys: 1, Lowset, Brick and Tile, Built in Robes, Main Rooms: 1

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Area: 893 m<sup>2</sup>  
 Area \$/m<sup>2</sup>: \$717  
 Water/Sewerage:  
 Property ID: 436489 / QLD709863  
 UBD Ref: UBD Ref:

### Sales History

Sale Amount:	Sale Date:	Vendor:	Area:	Sale Type:	Related:
\$ 640,000	02/06/2009	HUDSON	893 m <sup>2</sup>	Normal Sale	No
\$ 515,000	19/10/2007	KAHILA	893 m <sup>2</sup>	Normal Sale	No
\$ 370,000	05/12/2005	KAHILA	893 m <sup>2</sup>	Normal Sale	Yes
\$ 255,000	07/07/2003	RIGO; RIGO	893 m <sup>2</sup>	Normal Sale	No

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### Appraisal Price

This market analysis has been prepared on 12/08/2022 and all information given has been based on a current market analysis for the property listed above. Based on this, we believe this property to be estimated in the following range:

**\$690,000 to \$740,000**

### Contact your agent for further information:



Agent Name: Morgan Armitage  
Mobile: 0411 785 318  
Office: Four Walls Realty  
Office Phone: 07 4153 6444  
Email: [morgan@thefourwalls.com.au](mailto:morgan@thefourwalls.com.au)  
Website: [thefourwalls.com.au](http://thefourwalls.com.au)



Martin & Lenore Sauer (tte)  
4/66 Takalvan Street  
Svensson Heights, QLD, 4670

Dear Martin & Lenore,

RE: Property Appraisal - 4x Units situated at 66 Takalvan Street, Svensson Heights, QLD, 4670

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

The above units consisting of 2 Bedrooms, 1 Bathroom, 1 living areas and 1 car accommodation, on 893sqm of land total.

In my professional opinion, with the market continuing to firm up your property should achieve between \$690,000 to \$740,000 based on current condition, recent comparative property sales of homes close to yours and what properties are available in the Svensson Heights area.

Should you have any questions relating to the information contained within this document please feel free to contact me.

This is a market appraisal only, please be advised that I am not a registered valuer and prices are subject to change along with market conditions.

Thank you again for the opportunity to access your property and for considering the services of Four Walls Realty. I look forward to the opportunity of working with you.

Kind Regards,

Adopt \$715,000 middle of appraisal value  
Less plant and equipment \$3,227.28  
Market value \$ 711,772.72

Morgan Armitage  
Four Walls Realty  
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