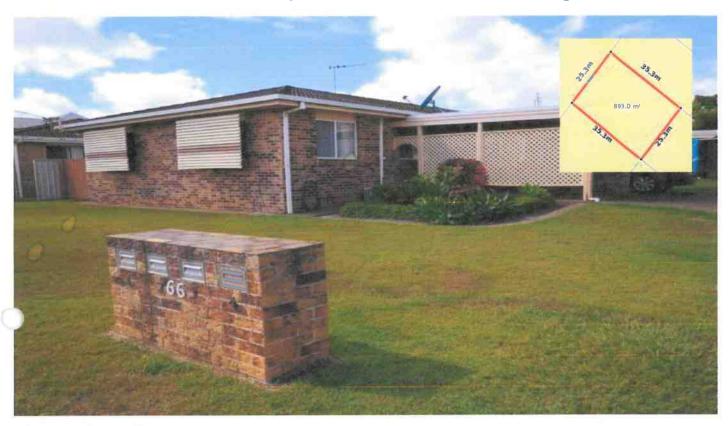


4/66 TAKALVAN STREET, SVENSSON HEIGHTS, QLD 4670



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
 Area:
 893 m²

 Valuation Amount: \$180,000 - Site Value on 30/06/2020
 Area \$/m2:
 \$717

Land Use: MULTI UNIT DWELLING (FLATS) Water/Sewerage:

Zoning Medium density residential Property ID: 436489 / QLD709863
Council: BUNDABERG REGIONAL UBD Ref: UBD Ref:

Features: Storeys: 1, Lowset, Brick and Tile, Built in Robes, Main Rooms: 1

Sales History

Sale Amount:	Sale Date:	Vendor:	Area:	Sale Type:	Related:
\$ 640,000	02/06/2009	HUDSON	893 m²	Normal Sale	No
\$ 515,000	19/10/2007	KAHILA	893 m²	Normal Sale	No
\$ 370,000	05/12/2005	KAHILA	893 m²	Normal Sale	Yes
\$ 255,000	07/07/2003	RIGO; RIGO	893 m²	Normal Sale	No

Prepared on 12/08/2022 by Morgan Armitage, 0411 785 318 at Four Walls Realty. © Property Data Solutions Pty Ltd 2022 (pricefinder.com.au)

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4/66 TAKALVAN STREET, SVENSSON HEIGHTS, QLD 4670



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@thef

morgan@thefourwalls.com.au

Website:

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 Phone: 0411 785 318 Office Phone: 07 4153 6444

Email: morgan@thefourwalls.com.au

Web: thefourwalls.com.au