

Shop 2 'Gracemere Central'
2 Middle Road,
(PO Box 500)
Gracemere.
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ABN 221 202 609 79

MARKET APPRAISAL

Date: 17/08/2017

Prepared For: **Debbie & Tony Clement**
766 Gavial-Gracemere Road,
Gracemere. Qld 4702

Property Address: **Lot 6 Gavial-Gracemere Road,**
Gracemere. Qld 4702

Lot 6 on RP617655

Land Area: approx.. 12,880m2 (1.288Ha – 3.8acres)

Market Range: approx.. \$170,000 to \$190,000

It is of my opinion that the property, if presented for sale in the current market would bring a selling value within the above market range.

Taking into account the improvements on the property – fencing, underground bore (capped), power & shed construction pad.

Comparable Sales:

16 Capricorn Street, Gracemere. QLD. 4702 – Vacant land, 2,382m2. Sold 17/02/17 - \$170,000

57 Somerset Road, Gracemere. QLD. 4702 – Vacant land, 2,343m2. Sold 23/06/16 - \$231,000

If you would like to discuss this appraisal in detail please feel free to contact me.

**** Please Note:** This is not a formal evaluation, merely an estimate.

If a professional valuation is required, reputable local valuers can be recommended.

Should you be interested in selling your property, I would be happy to discuss our Sales Programs in detail.

Yours faithfully,

Kathy Rehbein

Sales & Marketing Consultant
ONEAGENCY
MACALPINE PROPERTIES

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