

Bargara

18<sup>th</sup> of November 2021

Shop 10/15 See Street  
Bargara Qld 4670

**Owners Name(s)**

T 07 4130 1200

Peter Lloyd Melville (TTE) and Denise Kay Melville (TTE)

50 Smiths Road,

Avoca QLD 4670

**Re: Your property situated at:** 11 Svensson Street, Svensson Heights QLD 4670

The above properties consisting of a 3 Bedroom, 2 Bathroom, 2 Car home + 3 Car garage on 1624Sqm of land with 2 titles. Tenant paying \$420 per week. Currently the owner pays the Rates and insurance out of the gross rent.

Sold properties close to yours:

- 170 Walker St Svensson heights: 4 bedroom, 1 bathroom, 5 car home on 1161Sqm of land. Sold \$438,000 23/06/2021.
- 48 Coomber St Svensson heights: 4 bedroom, 2 bathroom, 2 car home on 793Sqm of land. Sold \$385,000 13/07/2021.
- 40 Mcneilly St Svensson heights: 6 bedroom, 1 bathroom, 2 car home on 1040Sqm of land. Sold \$380,000 01/06/2021.

Properties for sale close to yours:

- 26 Dunkirk St Svensson heights: 4 bedroom, 1 bathroom, 3 car home on 1079Sqm of land. Offer above \$349,000.
- 10 Svensson St Svensson heights: 4 bedroom, 2 bathroom, 1 car home on 1138Sqm of land. Offer above \$320,000.

Based on the current sales close to your property and its current condition, age and being in the Svensson Heights Bundaberg area. In my professional opinion it would achieve between \$460,000 and \$440,000 in today's market.

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.

Yours sincerely



John Pappalardo  
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