

1K



Cleveland

30th April 2015

Shop 1, Village Square
124 Queen St, Cleveland QLD 4163

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Paul & Michelle Kenway
39 Counihan Street
ORMISTON QLD 4160

Dear Paul & Michelle,

Re Appraisal: 6/32 Middle Street, CLEVELAND QLD 4163

Property Description: Lot 6 on SP 171395
County: Stanley Parish: CLEVELAND

Further to your request and based on current market conditions I have appraised the property with a selling range of approximately \$270,000, - \$300,000 and an asking range \$315,000.

Please find below comparative properties:

8/26 Channel Street, Cleveland	\$285,000	Sold	30/3/2015
46/2 Masthead Drive, Cleveland	\$278,000	Sold	22/12/2014
14/21 Princess Street, Cleveland	\$275,500	Sold	22/12/2014

We would be delighted to assist you in the marketing of this property should you decide to sell.

Assuring you of our best attention at all times.

Yours faithfully,
L.J. HOOKER CLEVELAND

Graham Buckle
0448 059 203

Average = \$290,000
34% = \$98,600

The estimate of Selling Price has been prepared solely for the information of the client and not for any third party. Although every care has been taken in arriving at the figure we stress that it is an estimate only and is not to 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).



cleveland.ljhooker.com.au

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