

**From:** Anna Khandhar <anna@paulflynnproperties.com>  
**Sent:** Wednesday, 14 April 2021 3:01 PM  
**To:** brett deans <brett.noela.deans@outlook.com>  
**Cc:** Santosh Nune <santosh@paulflynnproperties.com>  
**Subject:** Re: 1/23A & 2/23A Jean Street, Loganlea

Hi Brett,

Please find attached the valuation for 1/23A & 2/23A Jean St as of June 2020. The figures have come from the understanding of similar sales in that area at that time.

- 14 Carramar St Loganlea - \$535,000 sold on 21/8/20
- 14A Carramar St Loganlea - \$548,000
- 11 Robert St Loganlea - \$485,000 sold on 18/8/19
- 82 South Quarter Dr - \$610,000
- 1 \* & 2 / 11 Haig Rd - \$540,000

I hope this helps, please advise if you need anything changed.

Kind regards,

**Anna Khandhar**

*Sales & Property Management Consultant*

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14<sup>th</sup> April 2021

TO WHOM IT MAY CONCERN

**RE: Valuation appraisal : 1/23A & 1/23B Jean St Loganlea**

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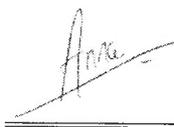
Thank you for the opportunity to appraise the above property. We have undertaken some research into recent sales history in the area and considered the current appraised sale value of the above property to lie between:

**\$580,000**

**Based on the 3bed 2 bath valued at \$345,000  
2bed 1 bath valued at \$235,000**

When assessing the amount of a property, we take into account factors that assist in leasing your property promptly and value additions done to the property for sale. Please do not hesitate to contact the writer should you require any further information.

Yours faithfully,



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**Anna Khandhar**

For and on behalf of Paul Flynn Real Estate

[anna@paulflynnproperties.com](mailto:anna@paulflynnproperties.com)

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