

19/06/2018

Kelcam Super Pty Ltd ATF Kelcam Superannuation Fund
PO Box 2160,
Fortitude Valley, QLD 4006

RE: PROPERTY APPRAISAL – 54 HYNES ST, FORTITUDE VALLEY, QLD 4006

To Whom It May Concern,

Thank you for engaging Netrent Commercial's services to appraise the above premises.

Please see below for an opinion formulated through local market knowledge and comparable properties in the surrounding area.

Property Particulars: L54 RP883643 PAR: NORTH BRISBANE
Original Purchase Price: \$990,029
Settlement Date: 27 Jun 2011
Land Area: 424sqm

Sales Evidence

- 51 Hynes Street Fortitude Valley, QLD, 4006
 - Sale Price: \$1,075,000 / Sale Date: 13 Feb 2016 / Land Area: 172sqm
 - Comparable
- 44 Prospect Street Fortitude Valley, QLD, 4006
 - Sale Price: \$1,025,000 / Sale Date: 03 Aug 2017 / Land Area: 253sqm
 - Inferior
- 17 Light Street Fortitude Valley, QLD, 4006
 - Sale Price: \$1,800,000 / Sale Date: 13 Jul 2017 / Land Area: 359sqm
 - Superior
- 44 Hynes Street Fortitude Valley, QLD, 4006
 - Sale Price: \$1,400,000 / Sale Date: 24 Nov 2015 / Land Area: 506sqm
 - Superior
- 49 Hynes Street Fortitude Valley, QLD, 4006
 - Sale Price: \$1,100,000 / Sale Date: 27 Mar 2015 / Land Area: 173sqm
 - Inferior
- 337 Water Street Fortitude Valley, QLD, 4006
 - Sale Price: \$1,600,000 / Sale Date: 20 Mar 2017 / Land Area: 405sqm
 - Superior
- 33 Amelia Street Fortitude Valley, QLD, 4006
 - Sale Price: \$1,799,000 / Sale Date: 13 Dec 2016 / Land Area: 405sqm
 - Superior

Estimate Worth

On Sale - **\$1,250,000**. This figure is supported by the known recent sale in this region for which the sale price taking into account location, building & land size, improvements and parking.

Please contact me should you have any questions, and I will be happy to elaborate further if need be.

Regards,



Thor Harrison
Sales & Leasing - Netrent Commercial