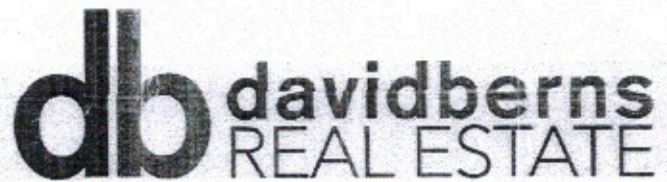


Valuation.



www.davidbernsrealestate.com.au

25/06/2020

To whom it may concern,

Thank you for allowing me to appraise your property 8 Doonella Street, Tewantin, QLD. 4565.

I have worked as a real estate agent in the Noosa area for the past 19 years. I worked for Ray White for 12 years then 4 years for Century 21 in the Noosa District. I then opened David Berns Real Estate Pty Ltd for the last 5 years.

I have attached some sales for you to look at. The properties are presented sold are attached to the appraisal letter.

2/11 Doonella Street, Tewantin sold for \$555,000, three bedrooms, two bathrooms, 1 garage.

7/10 Doonella Street, Tewantin sold for \$437,000, 2 bedrooms, 1 bathroom, 1 garage.

3/11 Doonella Street, Tewantin sold for \$605,000, 2 bedrooms 2 bathrooms 1 garage plus water views.

Looking at the time of process on the sale market and the excellent presentation of these properties I base my appraisal on.

If the properties were to be taken to the current Covid market and a minus 9% growth in sales in the Tewantin suburb I would appraise the properties as written below.

aka Unit 3 → I believe the Queenslander at the front would sell between \$600,000 to \$650,000 range on the current sales market (625,000)

Units 1 & 2 → The new duplexes at the back of the building I believe would sell between \$445,000.00 to \$495,000.00 each. (470,000)

Please call David Berns to discuss the best way to sell these properties thank you David.

David Berns
(Principal)

\$1,565,000 2020

(ONE ASSET)

1541837
23163 K+F
\$1565000

2/11 DOONELLA STREET, TEWANTIN, QLD 4565



Owner Details

Owner Name(s): HELEN MARGARET COLLINS; RICHARD JOHN COOPER

Owner Address: N/A

Phone(s): (07) 5470 2429 (DAVID) * (07) 5455 6072 (MCCONVILLE)

Owner Type: Rental

Property Details

3 2 1

Property Type: Unit - Freehold [Unit]

RPD: L2 GTP105927

Valuation Amount: \$168,000 - Unimproved on

Area: 139 m²

Area \$/m²: \$3,993

Land Use: GROUP TITLE (PRIMARY USE ONLY)

Water/Sewerage:

Zoning

Property ID: 1528792 / QLD2037870

Council: NOOSA SHIRE

UBD Ref: UBD Ref: 008 B14

Features:

Sales History

Sale Amount: Sale Date: Vendor:

\$ 555,000 17/04/2018 HAMMANT

\$ 350,000 29/10/2006 HEARD; HEARD

\$ 172,000 27/09/1997 VILLESSEN; VILLESSEN; GEORGESON; GEORGESON

Area:

139 m²

139 m²

1,205 m²

Sale Type:

Normal Sale

Normal Sale

Normal Sale

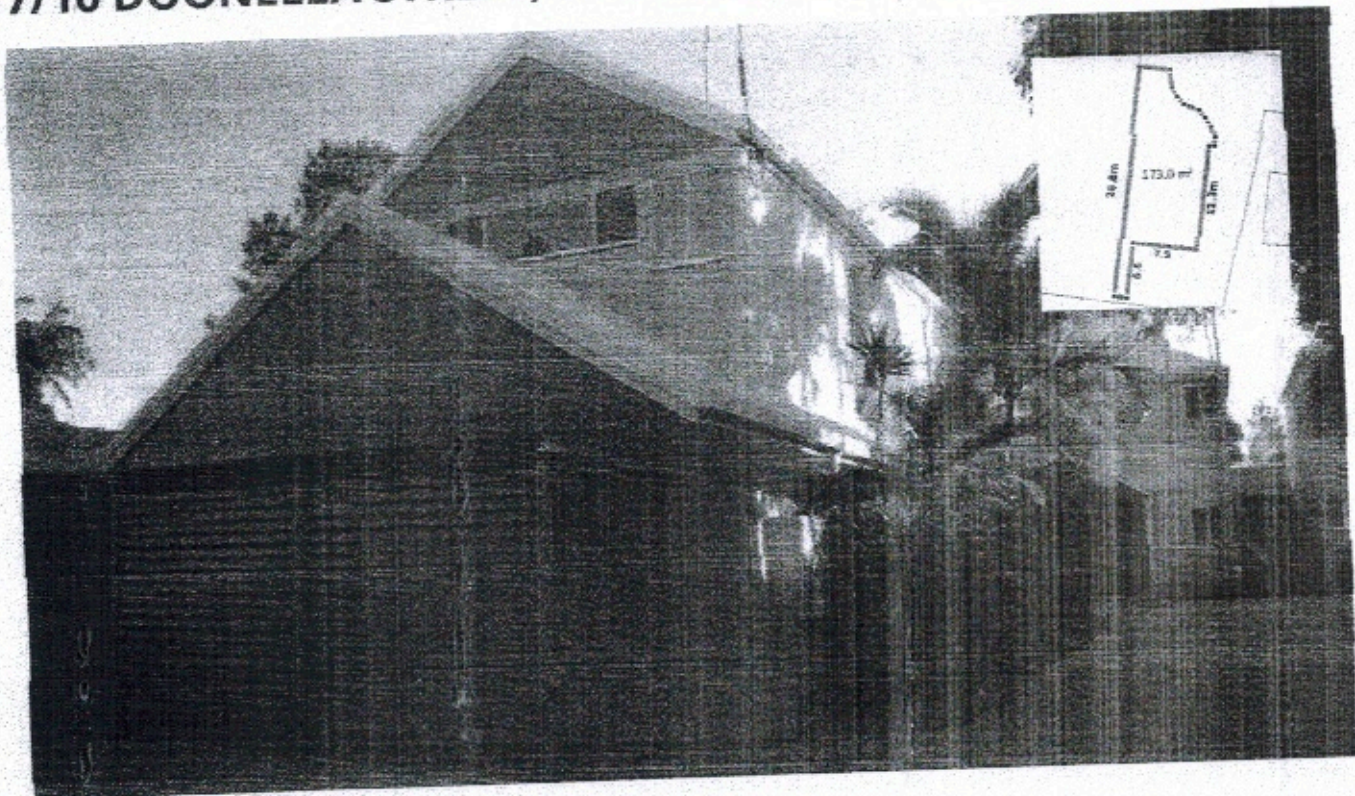
Related:

No

No

No

7/10 DOONELLA STREET, TEWANTIN, QLD 4565



Owner Details

Owner Name(s): PIETER MATTHYS VERLINDEN
Owner Address: N/A
Phone(s): *(07) 5449 9286 (ABBOTT)

*(07) 5474 2995 (CHRISTES...)

Owner Type: Owner Occupied

2 1 1

Property Details

Property Type: Unit - Freehold [Unit]
RPD: L7 GTP2264
Valuation Amount:
Valuation Amount:
Land Use: GROUP TITLE (PRIMARY USE ONLY)
Zoning:
Council: NOOSA SHIRE
Features:

Area: 173 m²
Area \$/m²: \$2,526
Water/Sewerage:
Property ID: 1518544 / QLD321426
UBD Ref: UBD Ref: 008 B14

Sales History

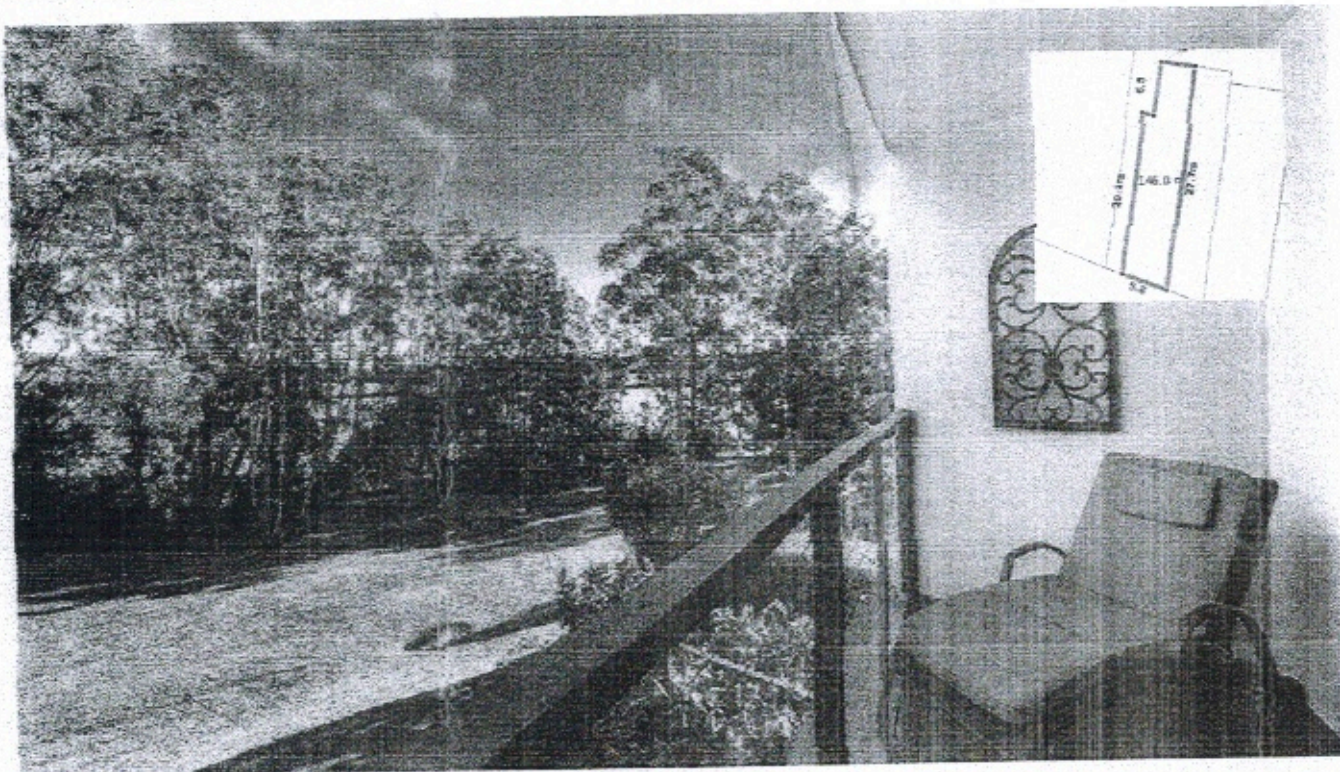
Sale Amount:	Sale Date:	Vendor:
\$ 437,000	04/08/2017	KELLS; KELLS
\$ 300,000	18/08/2008	YIP
\$ 108,000	22/01/1993	WHIDBURN
\$ 93,000	17/08/1990	TEXANA PROPERTIES NO 1 PTY LTD

Area:	Sale Type:	Related:
173 m²	Normal Sale	No
173 m²	Normal Sale	No
0 m²	Normal Sale	No
0 m²	Normal Sale	No

Prepared on 25/06/2020 by David Berns Real Estate Pty Ltd. © Property Data Solutions Pty Ltd 2020 (pricefinder.com.au)

The materials are provided as an information source only. © The State of Queensland (Department of Natural Resources, Mines and Energy) June/2020. Based on or contains data provided by the State of Queensland (Department of Natural Resources, Mines and Energy) 2020. In consideration of the State permitting use of this data you acknowledge and agree that the State gives no warranty in relation to the data (including accuracy, reliability, completeness, currency or suitability) and accepts no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy laws, more information at www.propertydatacodeofconduct.com.au.

3/11 DOONELLA STREET, TEWANTIN, QLD 4565



Owner Details

Owner Name(s): FRANCES ELIZABETH THOMAS

Owner Address: N/A

Phone(s): (07) 5470 2429 (DAVID)

*(07) 5455 6072 (MCCONVILLE)

Owner Type:

Owner Occupied

Property Details

Property Type: Unit - Freehold [Unit]

RPD: L3 GTP105927

Valuation Amount:

Valuation Amount:

Land Use: GROUP TITLE (PRIMARY USE ONLY)

Zoning

Council: NOOSA SHIRE

Features:

2 2 1

Area: 146 m²

Area \$/m²: \$4,144

Water/Sewerage:

Property ID: 1528789 / QLD2037871

UBD Ref: UBD Ref: 008 B14

Sales History

Sale Amount: Sale Date: Vendor:

\$ 605,000 08/08/2019 WHITTICKER

\$ 329,000 20/04/2012 GESELL; LEWIS

\$ 280,000 20/10/2005 MAHONY; MAHONY

\$ 181,000 28/10/1997 GEORGESON; VILLESSEN; GEORGESON; VILLESSEN

Area:

146 m²

146 m²

146 m²

0 m²

Sale Type:

Normal Sale

Normal Sale

Normal Sale

Normal Sale

Related:

No

No

No

No

Sales History

8 DOONELLA ST, TEWANTIN



Sale Price: \$600,000 (Normal Sale)

Sale Date: 23/04/2016

Parties Related: No

RPD: L5 RP55948

Property Type: House

Land Use: SINGLE UNIT DWELLING

Zoning:

Valuation Amount: \$220,000 (01/10/2014)

Council: NOOSA SHIRE

Area: 938 m²

Features:

Area \$/m²: \$640

Vendor: KEITH HILL

Vendor Address: 2 KANNI COURT, ASHMORE, QLD, 4214, AUS

Purchaser: MARGARET LOURDES & THOMAS ALLAN STEWART

Purchaser Address: 24 LAKEVIEW DRIVE, TEWANTIN, QLD, 4565, AUS

8 DOONELLA ST, TEWANTIN



Sale Price: \$210,000 (Normal Sale)

Sale Date: 08/04/2000

Parties Related: No

RPD: L5 RP55948:PAR NOOSA

Property Type: House

Land Use: SINGLE UNIT DWELLING

Zoning: RESIDENTIAL - LOW DENSITY

Valuation Amount: \$63,000 (01/10/1998)

Council: NOOSA SHIRE

Area: 938 m²

Features:

Area \$/m²: \$224

Vendor: IAIN DOUGLAS MCNABB; ANNETTE OUGETTE CLIFFORD

Vendor Address: 8 DOONELLA STREET, TEWANTIN, QLD, 4565, AUS

Purchaser: KEITH HILL

Purchaser Address: MOUNT GARNET, QLD, 4872, AUS

8 DOONELLA ST, TEWANTIN



Sale Price: \$172,500 (Normal Sale)

Sale Date: 09/09/1998

Parties Related: No

RPD: L5 RP55948:PAR NOOSA

Property Type: House

Land Use: SINGLE UNIT DWELLING

Zoning: RESIDENTIAL - LOW DENSITY

Valuation Amount: \$61,000 (01/10/1997)

Council: NOOSA SHIRE

Area: 938 m²

Features:

Area \$/m²: \$184

Vendor: SANDRA P HUDSON

Vendor Address: 6 WEYBA STREET, SUNSHINE BEACH, QLD, 4567, AUS

Purchaser: IAIN D MCNABB; ANNETTE O CLIFFORD

Purchaser Address: 21 NANNYGAI ST, NOOSABILLE, QLD, 4566, AZZ

8 DOONELLA ST, TEWANTIN



Sale Price: \$163,000 (Normal Sale)

Sale Date: 23/12/1994

Parties Related: No

RPD: L5 RP55948:PAR NOOSA

Property Type: House

Land Use: SINGLE UNIT DWELLING

Zoning: RESIDENTIAL - LOW DENSITY

Valuation Amount: \$48,500 (30/06/1993)

Council: NOOSA SHIRE

Area: 938 m²

Features:

Area \$/m²: \$174

Vendor: SUZANNE HOOK

Vendor Address: 8 DOONELLA STREET, TEWANTIN, QLD, 4565, AUS

Purchaser: KIM LOUISE WELSH; WILLIAM & SHELLEY PATRICIA FEARNLEY; SANDRA PATRICIA HUDSON

Purchaser Address: NOOSA HEADS, QLD, 4567, AUS

Nearby Planning & Development

Please check with the local council for Planning & Development Applications that may affect this property

For Sale History

Current Listing Status: Not For Sale

Days Listed: N/A

% Listing Change:

Listing Price	Date	Agency Name	Agent Name	Phone	Portal
\$640,000	24/08/2017*	Property Now	Property Now	1300 815 051	Link
\$640,000	02/05/2016*	Laguna Real Estate Tewantin	Arn Smith	0418712378	Link
\$640,000	22/04/2016*	Laguna Real Estate - TEWANTIN	Arn Smith	0418 712 378	
\$640,000 (Under Offer)	01/04/2016*	Property Now	Property Now	1300 815 051	
\$640,000	30/03/2016*	Property Now	Property Now	1300 815 051	Link
\$610,000	29/03/2016*	Property Now	Property Now	1300 815 051	Link
\$695,000 (Under Offer)	12/03/2016*	Property Now	Property Now	1300 815 051	
\$750,000	08/03/2016*	Property Now	Property Now	1300 815 051	Link
\$695,000	08/03/2016*	Property Now	Property Now	1300 815 051	Link
\$750,000 (Under Offer)	02/03/2016*	Property Now	Property Now	1300 815 051	

* Denotes Historical Listing (i.e. This property is no longer on the market)

For Rent History

Current Rental Status: For Rent

Rental Amount	Date	Agency Name	Agent Name	Phone	Portal
\$500	20/04/2020*	RAAS Group	Leanne Spence	0455 912 910	Link
\$500 per week	20/04/2020	RAAS Group	Leanne Spence	0455 912 910	
\$480 per week	01/08/2018*	Hangloosa Property Noosa	HANGLOOSA Rentals	07 5474 0700	Link
\$450 per week	28/02/2017*	Hangloosa Property Noosa	Rentals Team	07 5474 0700	Link
\$450	09/06/2016*	Hangloosa Property Noosa	Rentals Team	07 5474 0700	Link

* Denotes Historical Rental (i.e. This property may have been rented)

TEWANTIN - Sales Statistics (Units)

Year	# Sales	Median	Growth	Low	High
2002	128	\$ 179,995	0.0 %	\$ 27,500	\$ 1,150,000
2003	115	\$ 260,000	44.4 %	\$ 70,000	\$ 1,635,000
2004	75	\$ 230,000	-11.5 %	\$ 60,000	\$ 3,700,000
2005	80	\$ 236,000	2.6 %	\$ 110,000	\$ 955,000
2006	63	\$ 250,000	5.9 %	\$ 99,000	\$ 1,675,000
2007	108	\$ 306,250	22.5 %	\$ 110,000	\$ 2,500,000
2008	44	\$ 315,000	2.9 %	\$ 140,000	\$ 872,000
2009	61	\$ 305,000	-3.2 %	\$ 125,000	\$ 1,270,000
2010	36	\$ 285,000	-6.6 %	\$ 150,000	\$ 1,400,000
2011	27	\$ 287,500	0.9 %	\$ 148,000	\$ 570,000
2012	28	\$ 292,500	1.7 %	\$ 140,000	\$ 620,000
2013	47	\$ 350,000	19.7 %	\$ 110,000	\$ 872,000
2014	49	\$ 268,750	-23.2 %	\$ 122,000	\$ 1,050,000
2015	69	\$ 295,000	9.8 %	\$ 132,000	\$ 1,350,000
2016	64	\$ 347,500	17.8 %	\$ 160,000	\$ 2,250,000
2017	82	\$ 349,500	0.6 %	\$ 155,000	\$ 1,165,000
2018	68	\$ 396,500	13.4 %	\$ 176,000	\$ 2,100,000
2019	57	\$ 375,000	-5.4 %	\$ 200,000	\$ 930,000
2020	12	\$ 442,500	18.0 %	\$ 265,000	\$ 1,025,000

Median Sale Price

\$368k

Based on 56 recorded Unit sales within the last 12 months (Apr '18 - Mar '20)

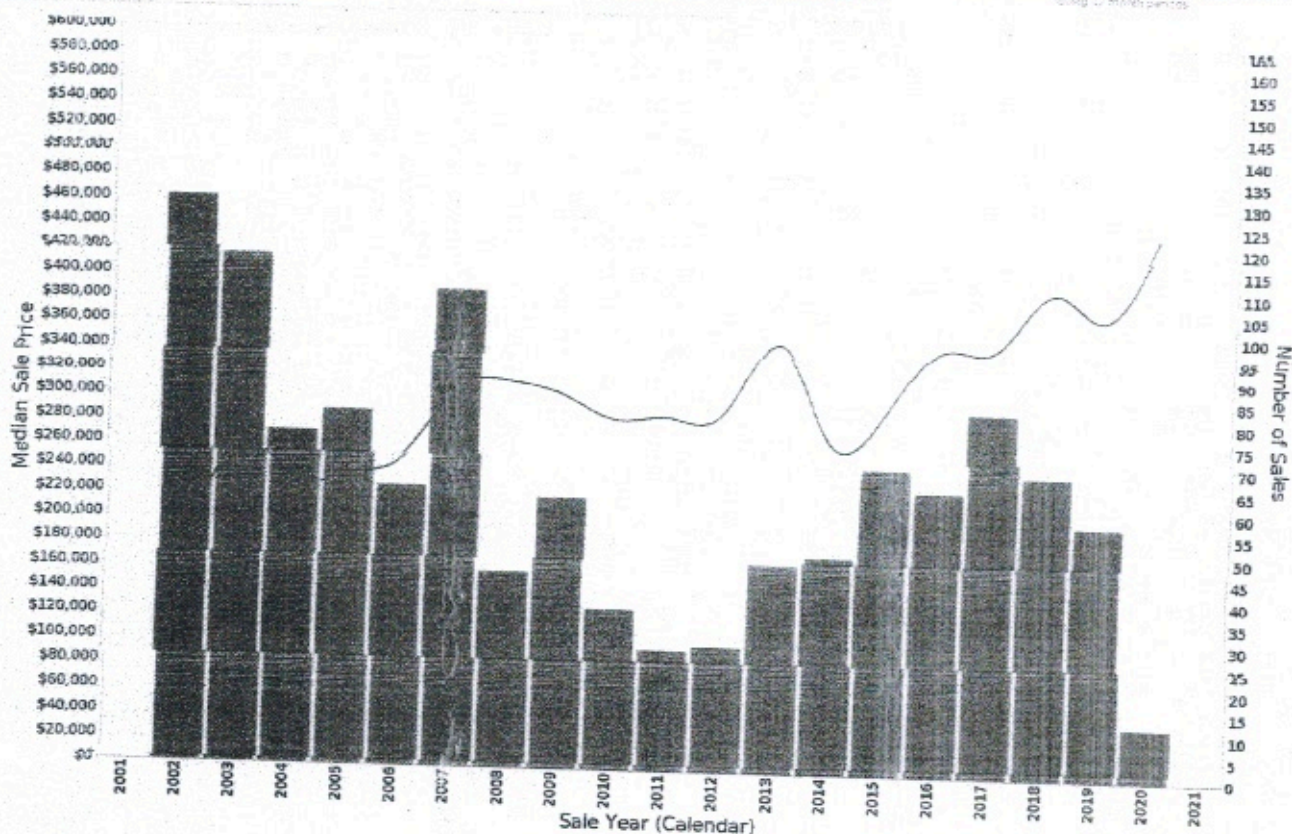
Based on a rolling 12-month period and may differ from calendar year statistics

Suburb Growth

-9.0%

Current Median Price: \$367,500
Previous Median Price: \$404,000

Sales on 112 recorded Unit sales compared over the last two rolling 12-month periods



Prepared on: 18/06/2020 by David Berns Real Estate Pty Ltd. © Property Data Solutions Pty Ltd 2020 (pricefinder.com.au)

The materials are provided as an information source only. © The State of Queensland (Department of Natural Resources, Mines and Energy) June 2020. Based on or contains data provided by the State of Queensland (Department of Natural Resources, Mines and Energy) 2020. In consideration of the State permitting use of this data you acknowledge and agree that the State gives no warranty in relation to the data (including accuracy, reliability, completeness, currency or suitability) and accepts no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy laws; more information at www.propertydatacodeofconduct.com.au.