

# Property Appraisal Certificate

603/18 Thorn Street, Kangaroo Point

Current market conditions indicate that should your property be offered for sale, it would be reasonable to expect offers in the \$410,000 to \$430,000 range.

I look forward to speaking with you

*Take mid-point \$420,000 as  
valuation as at 30-6-2017*

Peter McDonald

This Certificate will expire on 5<sup>th</sup> June 2017.

We have taken care in arriving at this figure but we must state that this appraisal is not for use by any third party. It has been prepared for you for the purposes of considering the sale of property and is not a sworn valuation.

Peter McDonald | Registered Agent  
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## 603/18 Thorn Street, Kangaroo Point

Based on current prevailing market conditions please find following the most comparable properties to yours.

Address	Sale Price	Sale Date
714/87 Shafston Avenue, Kangaroo Point	\$415,000	May 2016
18/89 Lambert Street, Kangaroo Point	\$415,000	March 2016
44/50 Rotherham Street, Kangaroo Point	\$430,000	January 2016

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\_\_\_\_\_  
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