

15th May 2023

CURRENT MARKET APPRASIAL

Owner's Details:	Fernyard Pty Ltd ATF Health Centre Staff Super Fund
Property Address:	1/17 Middle Street, Cleveland Qld 4163 (Also known as 1/6-8 Waterloo Street, Cleveland Qld 4163)
Property Description:	L1 BUP100568
County:	Stanley
Parish:	Redland
Area:	55m ² more or less
Zoning:	Major Centre – Subarea Mc6
UCV:	N/A
Lettable Area:	55m ² approx.
Summation:	Lot 1 forms part of a double story complex located in Cleveland, with the exclusive use of one (1) parking space. The property has been appraised on a walk by basis.
Appraisal:	This appraisal is based on current conditions and with recent sales and leasing in the surrounding district taken into account, assume \$4,500.00 per square metre (plus or minus)
Current Market Sales Potential:	\$225,000.00 - \$250,000.00

Yours faithfully,
R&W Springwood

DISCLAIMER:

This estimate of selling price has been prepared solely for the information of the client and not for any third party. Although every care is 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 anyway)

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