

772/601

ESTIMATE OF SELLING PRICE OF REAL ESTATE

This estimate of selling price is given pursuant to the request by:

N Phillips Pty Ltd

Dated the 1st July, 2019, in respect of the property known and situated at

Unit 1901 "Avalon" / 4 Wahroonga Place, SURFERS PARADISE QLD 4217

I estimate the selling price of the property to be \$630,000. In today's market it is very difficult to say what a buyer is prepared to pay for a property. This estimate is based on current market sales which were comparable with the mentioned property. It should be noted that it is difficult to determine the exact nature of some of these properties without entering, but their condition from the outside presents extremely well.

This estimate is made upon the conditions and warranties of which is listed below.

1. It is an estimate only of the selling price of the property at the date the estimate is made.
2. The estimate of selling price is not a sworn valuation nor can it be relied on as such.
3. The estimate of selling price is merely an indication of market price whereas real market price can only be determined by the amount a willing purchaser is actually prepared to pay for the property.
4. The accuracy of any information obtained from a third party and used in preparation of the estimate of selling price cannot be guaranteed.
5. There are a number of imponderable and variable facts and matters, which can affect the accuracy of the estimate of selling price given including but not limited to the following.
 - (a) interest rates
 - (b) changes in zoning and planning classifications
 - (c) changes in Government policy and legislation
 - (d) general state of the economy
 - (e) local market fluctuations
 - (f) amount of exposure of the property by advertising and inspection
 - (g) adverse conditions on the day of sale e.g.; weather
 - (h) changes to amenities in the area
 - (i) changes to the property itself or neighboring properties
6. The estimate will be prepared solely for the information of the above named and no responsibility is accepted should the estimate or any part thereof is incorrect or incomplete in any way.

Signed for and on behalf of Colin Butler Real Estate

Agent 
Colin Butler
Licenced Real Estate Agent

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 has been 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 any way)

7/2/2019

ESTIMATE OF SELLING PRICE OF REAL ESTATE

This estimate of selling price is given pursuant to the request by:

N Phillips Pty Ltd

Dated the 1st July, 2019, in respect of the property known and situated at

Unit 1 "Verve" / 173 Old Burleigh Road, BROADBEACH QLD 4218

I estimate the selling price of the property to be between \$1,150,000. In today's market it is very difficult to say what a buyer is prepared to pay for a property. This estimate is based on current market sales which were comparable with the mentioned property. It should be noted that it is difficult to determine the exact nature of some of these properties without entering, but their condition from the outside presents extremely well.

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 - (g) adverse conditions on the day of sale e.g.; weather
 - (h) changes to amenities in the area
 - (i) changes to the property itself or neighboring properties
6. The estimate will be prepared solely for the information of the above named and no responsibility is accepted should the estimate or any part thereof is incorrect or incomplete in any way.

Signed

Agent


Colin Butler

Licensed Real Estate Agent

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