

T3-1



15th March 2022

Peter Brewer
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Attention: Peter Brewer

Re: APPRAISAL OF LANGTON ROAD PROPERTY, GYMPIE

Property Description: Lot 357 on SP 102746

Area: 3056m2

	Approx Value
Improvements: Steel Frame shed approx. 15m x 13m with electricity connected	\$140,000
Besser Block building approx. 13m x 11m	\$140,000
3056m2 of land	<u>\$320,000</u>
<u>TOTAL VALUE:</u>	\$600,000

Sales Comparisons:

1. Lot 394 on MCH3888 (3999m2) Price \$600,000 Settled: August 2021
2. Lot 2 on SP297285 (2911m2) at Dennis Little Drive Glanmire with building Price \$655,000 Settled May 2020

