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# TOM GRADY REAL ESTATE

Selling Gympie & District since 1980  
Residential/Land/Rural/Commercial/Auction Clearing Sales  
ABN 61612283020

15th March 2022

Peter Brewer  
c/- PBB Consultants  
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Noosa Heads Qld 4567

Email: peter@pbbconsult.com.au

Attention: Peter Brewer

**Re: APPRAISAL OF LANGTON ROAD PROPERTY, GYMPIE**

Property Description: Lot 357 on SP 102746

Area: 3056m<sup>2</sup>

	Approx Value
Improvements: Steel Frame shed approx. 15m x 13m with electricity connected	\$140,000
Besser Block building approx. 13m x 11m	\$140,000
3056m <sup>2</sup> of land	<u>\$320,000</u>
<b><u>TOTAL VALUE:</u></b>	<b>\$600,000</b>

**Sales Comparisons:**

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

