



30 June 2021

6/15 Smallman St
Bulimba
QLD 4171

To whom it may concern,

Re: OPINION OF MARKET WORTH

Thank you for the opportunity to perform a property value market appraisal of your property situated at:

6/15 Smallman Street, Bulimba QLD 4171

When assessing the value of a property, we take into account factors that assist in selling the property promptly. This includes comparison of similar properties sold in the area, current homes on the market for sale, and trends of the local market. We have researched your immediate area for comparable properties to arrive at a price, we estimate the property would achieve a sale price of approximately **\$460,000**.

Please find a comparative market analysis:

- | | |
|---|-----------|
| • 3/55 Bulimba Street, Bulimba 2bed 1bath 1car - 94m2 | \$432,000 |
| • 3/29 Carr Street, Bulimba 2bed 1bath 1car - 106m2 | \$445,000 |
| • 6/33 Bilyana Street, Balmoral 2bed 1bath 1car - 124m2 | \$485,000 |

It is important to note that this appraisal should be treated as a constructive guide and the right marketing process and timing of going to market will determine the maximum price you could achieve.

Yours Sincerely,

Dion Tolley
Licensed Real Estate Agent
Place Estate Agents
0413 840 9067
diontolley@eplace.com.au