

APPRAISAL OF MARKET VALUE



**65 Bourbong Street,
Bundaberg QLD 4670**



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APPRAISAL OF MARKET VALUE

DATE: 18 June 2021

OWNER: Les Charles Palmer + Rachael Jane Cassilles
ATF The Les Charles Palmer Super Fund
Villa 6121
1 Ross Street,
Benowa QLD 4217

LAND AREA: 213m²

S.V.: \$130,000

S.V DATE: 30/06/2020

LOCAL AUTHORITY: Bundaberg Regional Council

LAND USE (1): Shops – Main Retail (Central Business District)

LAND USE (2): None

LOCAL ZONING: Business + Centre

FEE CODE: Private Business

OWNER CODE: Private Person

SERVICES: Sewerage, Phone, Power and Water

R.P.D.: Lot 2; RP 60097, Parish – Bundaberg

BRIEF

DESCRIPTION: Retail shop in the main street of Bundaberg with no tenant in place

Having taken in regard the movement and transactions in the current market, my appraisal for 65 Bourbong Street, Bundaberg Central is \$300,000.

Less \$7,272 written down value of fixtures
= \$292,728



Comparative Sales used for my appraisal

-3/36 Princess Street, Bundaberg East SOLD 10/6/21 \$258,000 148m2

-33 Woongarra Street, Bundaberg Central SOLD 10/10/20 \$340,000 160m2

-204 Bourbong Street, Bundaberg Central SOLD 12/2/21 \$395,000 197m2

Warren Childs
Licensed Real Estate Agent
Coastline Realty

REAL ESTATE AGENTS/SALESPERSONS OPINION/APPRAISAL OF VALUE

Provided subject to the following limitations and qualifications.

You should be aware that this market opinion is not a valuation in the conventional sense.

It is a theoretical exercise involving only a relatively few variables; a short inspection of the property, coupled with our general knowledge of background market conditions; whereas a valuation involves a detailed investigation of the property including, where appropriate, the nature of the locality, surrounding properties, site peculiarities, the nature, quality and condition of improvements including internal inspection and measurement, comparable sales, market trends, yields, price by the present owner, and so on. Such a report can only be provided by a Registered Valuer, which I am not. This opinion is supplied on the basis that you will respect its confidentiality and its contents will not be used for any other purpose than to provide you with our general feelings in relation to the property discussed. The market value could be greatly affected by such factors and other matters and by encumbrances, restrictions or other impediments on title which may not have been considered in this opinion. Accordingly we regard a market opinion as indicative only and not authoritative, it is merely a precursor to your preliminary planning which may lead you to the decision that a valuation by a Registered Valuer is required. This opinion is not as substitute for it. No responsibility is accepted either to the recipient or to any third party for any loss or damage which may result from this market opinion's use including without limitation, loss or damage arising from any financing, purchasing, selling, leasing or other transaction.