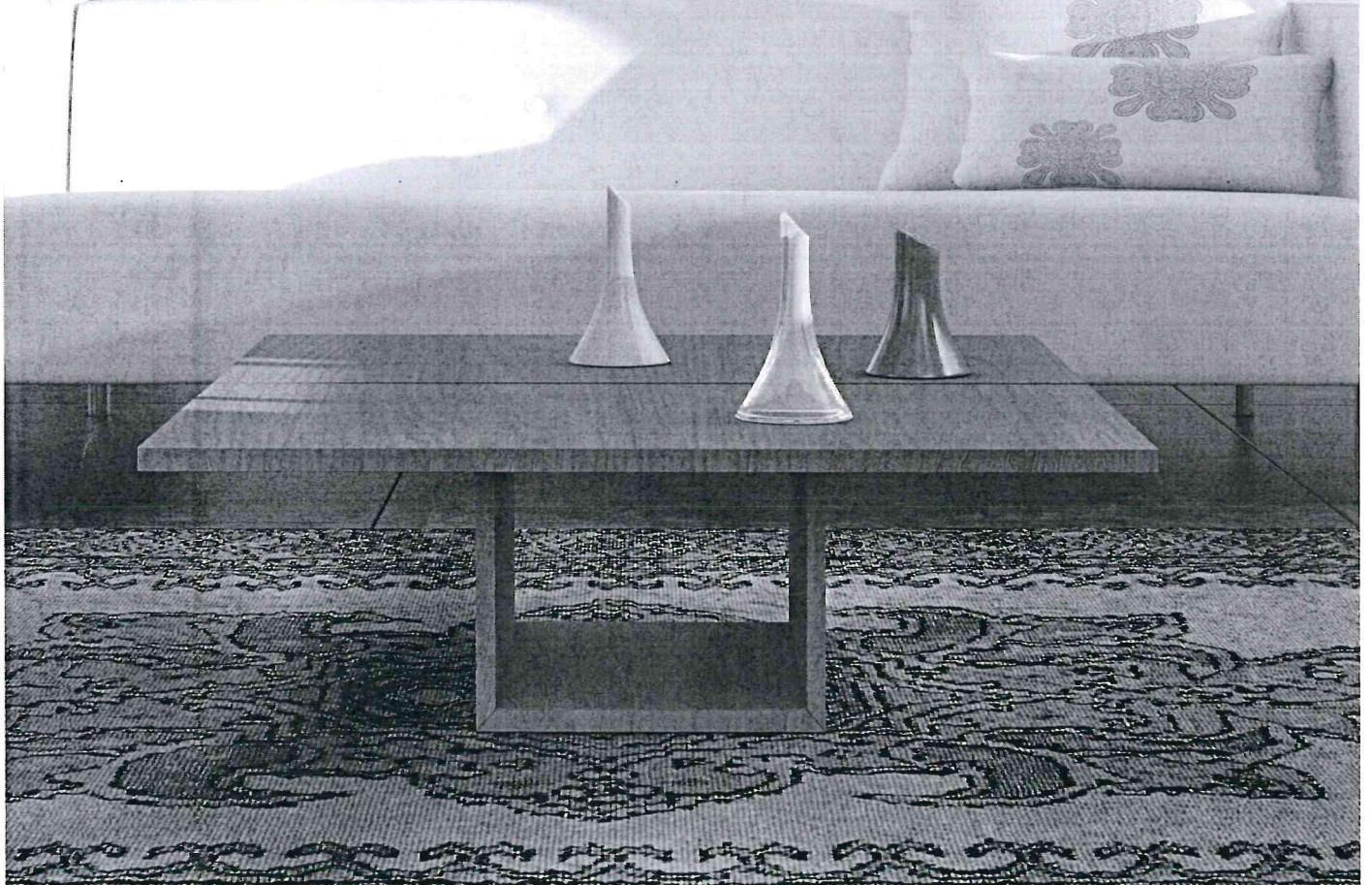


COMPARATIVE MARKET ANALYSIS

6/1 SLATER AVENUE, LAWNTON, QLD 4501

PREPARED BY KIM MCLOUGHLIN, HARCOURTS UNITE, PHONE: 0431 636 734



Harcourts Unite

Michael Francis & Maree Ann Gillam
6/1 Slater Avenue
Lawnton, QLD, 4501

Dear Mick & Maree,

RE: Property Appraisal

Thank you for your invitation to appraise your home and provide you with an appraisal as to where it is sitting in value within today's market.

I have based this appraisal on current market conditions as well our extensive knowledge of the property market in the local area. Note I have not viewed internally.

You will notice with this property that there are no direct recent sale comparisons as it is a large, newer townhouse but has only one bathroom. Please keep in mind that price outcomes are based on the market and the buyers at the time.

Should you have any questions relating to the information contained with this document please feel free to contact me on the details below.

Thank you again for the opportunity to access your property and for considering the services of our office. I look forward to working with you soon.




Kind Regards

Kim McLoughlin
Harcourts Unite
Phone: 0431 636 734
Office Phone: 07 3924 1222
Email: kim.mcloughlin@harcourts.com.au
Web: www.unite.harcourts.com.au

Nearby Comparable Sold Properties

There are 5 sold properties selected within the suburb of LAWNTON. The lowest sale price is \$452,000 and the highest sale price is \$495,000 with a median sale price of \$470,000. Days listed ranges from 13 to 24 days with the average currently at 19 days for these selected properties.

4/32 EBERT PDE, LAWNTON, QLD 4501

UBD Ref: Brisbane - 098 M7  3  2  1
Distance from Property: 145m






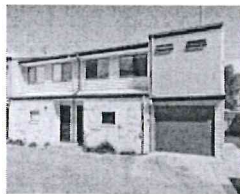
Property Type: Unit
Area: 127 m²
Area \$/m²: \$3,898
RPD: L4 SP155421

Sale Price: **\$495,000 (Agents Advice - Sale)**
Sale Date: 23/10/2023 Days to Sell: **13 Days**
Last Price: For Sale Chg %:
First Price: For Sale (Under Offer) Chg %:

Features: BUILT IN ROBES, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, IMPROVEMENTS: CLOSE TO SHOPS, GARDEN, SECURE PARKING

11/40 ELLIS ST, LAWNTON, QLD 4501

UBD Ref: Brisbane - 098 L10  3  2  1
Distance from Property: 799m






Property Type: Unit
Area: 122 m²
Area \$/m²: \$3,893
RPD: L11 SP268882

Sale Price: **\$475,000 (Agents Advice - Sale)**
Sale Date: 05/10/2023 Days to Sell: **23 Days**
Last Price: Mid \$400's (Under Chg %:
First Price: For Sale Chg %:

Features: AIR CONDITIONED, IMPROVEMENTS: SECURE PARKING, DISHWASHER

41/115 TODDS RD, LAWNTON, QLD 4501

UBD Ref: Brisbane - 098 G8  3  2  2
Distance from Property: 1.3km






Property Type: Unit
Area: 142 m²
Area \$/m²: \$3,310
RPD: L41 SP224990

Sale Price: **\$470,000 (Normal Sale)**
Sale Date: 28/09/2023 Days to Sell: **15 Days**
Last Price: UNDER CONTRACT Chg %:
First Price: FOR SALE Chg %: **-2.1%**

Features:

40 ELLIS ST, LAWNTON, QLD 4501

UBD Ref: Brisbane - 098 L10  3  2  1
Distance from Property: 763m






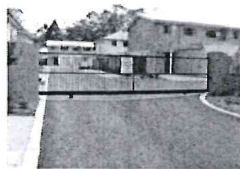
Property Type: Unit
Area: 121 m²
Area \$/m²: \$3,802
RPD: L24 SP279173

Sale Price: **\$460,000 (Normal Sale)**
Sale Date: 14/10/2023 Days to Sell: **24 Days**
Last Price: UNDER CONTRACT Chg %:
First Price: For Sale (Under Offer) Chg %:

Features: DECK, BUILT IN ROBES, FULLY FENCED, IMPROVEMENTS: COURTYARD, DISHWASHER, GARDEN / COURTYARD, SECURE PARKING

38/115 TODDS RD, LAWNTON, QLD 4501

UBD Ref: Brisbane - 098 G8  3  2  2
Distance from Property: 1.3km



Property Type: Unit
Area: 142 m²
Area \$/m²: \$3,183
RPD: L38 SP224991

Sale Price: **\$452,000 (Normal Sale)**
Sale Date: 20/09/2023 Days to Sell: **N/A**
Last Price: Chg %:
First Price: Chg %:

Features:

Prepared on 21/11/2023 by Kim McLoughlin, 0431 636 734 at Harcourts Unite. © Property Data Solutions Pty Ltd 2023 (pricefinder.com.au)

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6/1 SLATER AVENUE, LAWNTON, QLD 4501



Appraisal Price

This market analysis has been prepared on 21/11/2023 and all information given has been based on a current market analysis for the property listed above. Based on this, we believe this property to be estimated in the following range:

\$470,000 to \$520,000

A1

Contact your agent for further information:

Agent Name: Kim McLoughlin
Mobile: 0431 636 734
Office: Harcourts Unite
Office Phone: 07 3924 1222
Email: kim.mcloughlin@harcourts.com.au
Website: www.unite.harcourts.com.au