



10th April, 2021

Super Stones Property Pty Ltd

308/38 Love st
Bulimba QLD 4171

Dear Michael,

Re: OPINION OF MARKET VALUE

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

308/38 Love st, Bulimba. LOT: L308 SP268548 LAND: 130m2

I have researched your immediate area for comparable property sales with similar characteristics as yours to arrive at an approximate sale price. I have a list of these comparable sales attached with this letter for your reference.

We estimate the property in the current condition would achieve a sale price of circa \$730,000 - \$750,000.

Please note this is an appraisal and as such should be treated as a constructive guide and the right marketing process of the property will help achieve the maximum price.

If we can support you with anything in the future, please feel free to contact me directly on 0411 300 660. Alternatively, we welcome you to come into our office for a coffee and a chat at any time.

Warmest Regards,

Carla Haddan
Lead Agent
Place Estate Agents
M: 0411 300 660
E: carla@eplace.com.au

DISCLAIMER

This opinion of market value has been prepared solely for the information of the client and not for any third party. Although every care has been taken in arriving at the figure, we stress that it is an opinion only and is not to be taken as a sworn valuation.