



TOM GRADY REAL ESTATE

Selling Gympie & District since 1980

Residential/Land/Rural/Commercial/Auction Clearing Sales

ABN 61612283020

13th April 2021

To

ODINS ARK LTD (TTE),

Pearsons Road ,

Lower Wonga Qld 4570,

Dear Sir,

Re: APPRAISAL OF LOWER WONGA PROPERTY

PROPERTY DISCRIPTION: Lot 80 on LX1033

AREA: 115.56ha

IMPROVEMENTS: Storage shed

ADDRESS: Pearsons Road, Lower Wonga

COUNTRY: Mainly hilly country with 3 dams and a large quantity of standing timber.

My valuation of the property together with improvements is \$190,000.00 (One Hundred and Ninety Thousand Dollars).



Sale Comparisons:

1. Lot 33 on LX329 (Area 149ha) at Brooweena. Price \$198,000 Settled December 2020
2. Lot 12 on RP 165406 (Area 128.5ha) at Wilkesdale. Price \$225,000 Settled October 2020
3. Lot 206 on FY755 (Area 83ha) at Nanango. Price \$170,000 Settled September 2020

Please Note: I have been selling properties in the Gympie district for over 40 years, however I am not a registered valuer.

Yours faithfully

A handwritten signature in black ink, appearing to read 'TW Grady', with a stylized flourish at the end.

TW GRADY