



ESTIMATE OF MARKET PRICE OF REAL ESTATE

This estimate of market price is given pursuant to the request by Douglas Ian Manning and Margaret Mary Manning.

Dated the 23rd September 2021

In respect of the property known and situated at 73 Booral Road, Urangan Qld 4655
RPD: Lot 176 on MCH811108

This estimate is made upon the conditions and warranties contained in the abovementioned Request for Estimate of Market Price.

Based on recent property sales of similar properties in the same region, we have determined the value of the property to be as follows:

Sale: \$1,200,000 plus gst if applicable

Comparable Sales:

38 Southern Cross Circuit, Urangan, Qld, 4655

Sale Price:.....\$1,650,000 excl gst

Date of Settlement:..... 23 Feb 2021

Tenancy Size:.....3,999m²

84 Boat Harbour Drive, Pialba, Qld, 4655

Sale Price:.....\$1,950,000 going concern

Date of Settlement:.....2 September 2021

Tenancy Size:.....3,641m²

Signed for and on behalf of
Century 21 Commercial Hervey Bay

LINDA BLAND
Principal

DISCLAIMER

"This Appraisal of Market Price has been prepared solely for the information of the person named above and not for any third party. Although every care has been taken in arriving at the figure we stress that it is an appraisal only based on our expertise, and as we are not registered Valuers, it cannot be taken as a sworn valuation. We must add the warning that we shall not be responsible should the appraisal or any part thereof be incorrect or incomplete in any way."

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