

Approx. mkt value June 22 \$1.32. taken from real estate com on 30 June 22.

Calculation of mkt value 2021

June 21 value (growth in year 30%) so, historical value as at 30 June 21 - \$985k

Mkt Range value at 30 June 21 from \$950k to \$1.2M

The image shows a screenshot of a computer desktop with two windows open. The left window is a web browser displaying a real estate listing for '9 Lapoinya Cres, Warana, Qld 4575'. The page features a navigation bar with tabs for 'ESTIMATED VALUE', 'TIMELINE', 'EQUITY', 'ABOUT', 'SIMILAR HOMES', 'MARKET TRENDS', and 'SCHOOLS'. The main content area includes a 'Track this property' button and a section titled 'Next best steps for buyers' with links for 'Track your loan', 'Compare home loans', and 'First home buyer's checklist'. A prominent 'Estimated value' section shows a range from \$1.13m (Low range) to \$1.51m (High range), with a central value of \$1.32m and a 'MEDIUM CONFIDENCE' indicator. Below this, there is a 'Property features' section listing 'Suburb: Warana', 'Land size: 603 m²', 'Property type: House', and 'Year built: -'. The right window is a Microsoft Word document titled 'Document1 - Word', showing a blank page with a ribbon menu at the top.

