

3rd April 2020

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Real Service

Real Results

REIF SUPERANNUATION PTY LTD

EMAILED C/O leona@fdpanels.com.au

To Whom It May Concern,

RE: Appraisal – 88 Targo St, Bundaberg South, QLD 4670

Thank you for allowing me to come and view your property. This appraisal letter and accompanying Comparative Market Analysis are important documents for you to keep filed, not only now, but during many other financial milestones you may encounter.

It is my honest opinion that, based solely on the current market and in present condition, your property at 88 Targo Street is worth:

\$240,000 - \$250,000

Alternatively, take the price out of the equation and consider an Auction – either way I am more than happy to discuss your options with you.

You've already taken the first step in the right direction in doing your research to select an Agent, with over fourteen years' experience selling I have been a consistent market leader. Head to www.ratemysagent.com.au (where I've been recently awarded the honour of being Bundaberg's Agent of the Year) and www.realestate.com.au so you can compare Agents directly without the sales pitch.

In deciding that our RealWay Team is right for you, when you are ready I would certainly be delighted to discuss the marketing of your property further.

Communication between us is vital, if at any time you need to contact me please do so either at the office or at home.

My contact numbers are – Mobile: 0410 166 070 Office: (07) 4152 4000.

Knowledgeable, professional, trusted - yours in Real Estate,



Brent Illingworth – Lead Agent & Principal of RealWay Bundaberg

- 'A-List' Agent – Top 1% of all salespeople in Queensland
- Agent of the Year: Bundaberg - Agency of the Year: Bundaberg
- Top 100 Agent (#95): Australia (RateMyAgent Awards 2020)
- NewsMail Reader Poll "Bundaberg's Best Agent" Winner

Disclaimer: this appraisal 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 not to be taken as a sworn valuation.

Property	Current Value	Estimated Value		Fixed Assets	Net Value as at 30 June 2020	+Increase/-Decrease	
		Lower end	Higher end				
88 Targo St Bundaberg	261,527.00	240,000.00	250,000.00	6,930.09	238,069.91	- 23,457.09	
46 Cunningham St Burnie TAS	227,381.00	208,000.00	288,000.00	2,970.00	245,030.00	17,649.00	
54 Hayes St Caboolture	385,127.00	290,000.00	315,000.00	1,815.00	300,685.00	- 84,442.00	
	<u>874,035.00</u>				<u>783,784.91</u>	<u>- 90,250.09</u>	<24700> Changes in MV of investments