

Request for Appraisal of Selling Price

I/we JAMANE SCHOKMAN HOLDINGS PTY LTD the requesting party

of

ADDRESS: 7 ALLEGRA COURT

SUBURB: MURRUMBA DOWNS

STATE: QLD POSTCODE: 4503

request an estimate of selling price of the property known and situated at:

ADDRESS: 19 NUTMEG DRIVE

SUBURB: GRIFFIN

STATE: QLD POSTCODE: 4503

In requesting the estimate of selling price I/we understand and acknowledge that:

1. It is an estimate only of the selling price of the property as at the date the estimate is made.
2. The appraisal of selling price is not a sworn valuation nor can it be relied on as such. The agent is not a licensed valuer and the estimate of selling price is an opinion only based on comparable sales in the general vicinity of the property.
3. The appraisal of selling price is merely an indication of market price whereas real market price can only be determined by the amount a willing buyer is actually prepared to pay for the property.
4. The accuracy of any information obtained from a third party and used in preparation of the Appraisal of Selling Price cannot be guaranteed. All information/documentation referred to in the Appraisal of Selling Price (under the heading Comparable Sales Information/Comments) is given in good faith and derived from third party sources. However, we do not make any representation or warranty of any kind as to the accuracy or completeness of this information/documentation obtained from the third party sources. We have not produced, checked for accuracy or otherwise verified it. We are not responsible for any damage or loss sustained by the requesting party and any other party that may arise from the documentation/information provided. We give no guarantees, and make no representations, and shall have no liability to the requesting party or any other party, for any information/documentation obtained from third party sources.
5. There are a number of variables which may affect the Appraisal of Selling Price which have not been taken into account when preparing the estimate. These include, but are not limited to:
 - (a) interest rates
 - (b) changes in zoning and planning classifications
 - (c) changes in Government policy and legislation
 - (d) general state of the economy
 - (e) local market fluctuations
 - (f) amount of exposure of the property by advertising and inspection
 - (g) adverse conditions on the day of sale e.g. weather
 - (h) changes to amenities in the area
 - (i) changes to the property itself or neighbouring properties.
6. The Appraisal of Selling Price will be prepared solely for the information of the requesting party and no responsibility is accepted should the appraisal or any part thereof be incorrect or incomplete in any way.
7. The requesting party confirms that he/she has read and understood the above terms and conditions, and the content and disclaimer on the 'Appraisal of Selling Price' document, and that he/she agrees to be bound by this.

The requesting party agrees that he/she shall not rely on the information contained in the Appraisal of Selling Price document. He/she acknowledges that we are not licensed valuers and that the estimate is a guide only. He/she must make their own enquiries before altering their financial position or incurring any financial obligation.

DATED the: 11th day of January 2021
MONTH YEAR

SIGNED by: JAMANE SCHOKMAN HOLDINGS PTY LTD

SIGNATURE: _____

Appraisal of Selling Price of Real Estate

This appraisal of selling price is given pursuant to the request by, the requesting party:

JAMANE SCHOKMAN HOLDINGS PTY LTD

DATED the: 11th day of January 2021
MONTH YEAR

in respect of the property known and situated at:

ADDRESS: 19 NUTMEG DRIVE

SUBURB: GRIFFIN STATE: QLD POSTCODE: 4503

This appraisal is subject to the conditions and warranties contained in the attached Request for Appraisal of Selling Price.

I estimate the selling price of the property to be \$ ~~XXXXXXXX~~
 /between \$ 450,000 and \$ 470,000

COMPARABLE SALES INFORMATION / COMMENTS

The information / documentation and material facts upon which I base this estimate is as follows:

Copies of these are attached Copies of these are not attached

Signed for and on behalf of: L J Hooker Kallangur/Murrumba Downs

Agent: Kallangur Sales

Signature: 

DISCLAIMER

This Appraisal of Selling Price ("the Appraisal") has been prepared solely by the real estate agent ("the Agent") for the Requesting Party ("the Requesting Party") only. It should not be used or relied upon by any third party.

This Appraisal is an opinion only given in good faith and is based upon the market conditions and comparable sales. The Agent (including its directors, officers, employees and contractors) do not give any warranty as to the accuracy of the Appraisal, nor do they accept any responsibility, liability, loss or damage whatsoever arising out of the Requesting Party relying upon the Appraisal.

The Requesting Party should satisfy itself as to the truth and accuracy of all information contained in this Appraisal by conducting their own enquiries and investigations. The Agent absolutely and unequivocally disclaims all and any responsibility for the accuracy of the Appraisal and repeats that it and understanding that the Requesting Party will undertake their own enquiries assisted, where appropriate, by their professional advisors (including a registered valuer if appropriate), as to the truth and accuracy of the information provided to them.

Sales Search Report - Image Report

Search Criteria

Focus Property: 19 NUTMEG DRIVE, GRIFFIN, QLD 4503

Radius: 1000 m

Sale Date: 11/01/2020 to 11/01/2021

Sale Price: \$400,000.00 to \$500,000.00

Land Size: 300 m² to 500 m²

Attributes: Any

Property Type: House

Search Summary

Records: 23

	Price	Days	Area
Lowest	\$ 427,000	2	305 m ²
Highest	\$ 478,000	337	491 m ²
Average	\$ 453,555	56	403 m ²
Median	\$ 450,000	23	400 m ²



74 CHAMPION CRES, GRIFFIN, QLD 4503

UBD Ref: Brisbane - 099 N1
Distance from Property: 1.1km



Property Type: House
Area: 350 m²
Area \$/m²: \$1,286
RPD: L45 SP267622

Features:

Sale Price: **\$450,000 (Agents Advice - Sale)**
Sale Date: 21/12/2020 Days to Sell: 17 Days
Last Price: Price Guide Over Chg %:
First Price: Price Guide Over Chg %:



21 LEMONGRASS CCT, GRIFFIN, QLD 4503

UBD Ref: Brisbane - 090 C18
Distance from Property: 856m



Property Type: House
Area: 400 m²
Area \$/m²:
RPD: L780 SP273929

Features:

Sale Price: **Price Withheld (Agents Advice - Sale)**
Sale Date: 15/12/2020 Days to Sell: 20 Days
Last Price: UNDER CONTRACT BY Chg %:
First Price: FOR SALE Chg %:



25 MAESTRO ST, GRIFFIN, QLD 4503

UBD Ref: Brisbane - 090 B20
Distance from Property: 1km



Property Type: House
Area: 320 m²
Area \$/m²:
RPD: L180 SP257516

Features:

Sale Price: **Price Withheld (Agents Advice - Sale)**
Sale Date: 07/12/2020 Days to Sell: 75 Days
Last Price: Offers Over \$425,000 Chg %:
First Price: Mid \$400,000's Chg %:



38 CAYENNE ST, GRIFFIN, QLD 4503

UBD Ref: Brisbane - 090 C19
Distance from Property: 902m



Property Type: House
Area: 336 m²
Area \$/m²:
RPD: L829 SP273936

Features:

Sale Price: **Price Withheld (Agents Advice - Sale)**
Sale Date: 27/11/2020 Days to Sell: 76 Days
Last Price: Offers Over \$439,000 Chg %:
First Price: Offers Over \$439,000 Chg %:





9 DANDELION ST, GRIFFIN, QLD 4503

UBD Ref: Brisbane - 090 B18
Distance from Property: 594m



Property Type: House
Area: 482 m²
Area \$/m²: \$990
RPD: L463 SP228511

Features:

Sale Price: **\$477,000 (Normal Sale)**
Sale Date: 16/10/2020 Days to Sell: **24 Days**
Last Price: \$459,000+ Chg %:
First Price: \$479,000+ Chg %:



8 LEMONGRASS CRCT, GRIFFIN, QLD 4503

UBD Ref: Brisbane - 090 C18
Distance from Property: 858m



Property Type: House
Area: 336 m²
Area \$/m²: \$1,280
RPD: L766 SP273929

Features:

Sale Price: **\$430,000 (Normal Sale)**
Sale Date: 24/09/2020 Days to Sell: **2 Days**
Last Price: \$430,000 (Under Offer) Chg %:
First Price: Inviting Offers (Under Chg %:



20 SPEARMINT ST, GRIFFIN, QLD 4503

UBD Ref: Brisbane - 090 A20
Distance from Property: 723m



Property Type: House
Area: 423 m²
Area \$/m²: \$1,078
RPD: L352 SP234563

Features: LOWSET, BRICK AND TILE, ENSUITE, FAMILY/RUMPUS ROOM, BUILT IN ROBES, MODERN KITCHEN, AIR CONDITIONED, CLOSE TO SCHOOLS, CLOSE TO

Sale Price: **\$456,000 (Normal Sale)**
Sale Date: 24/09/2020 Days to Sell: **22 Days**
Last Price: Inviting Offers Over Chg %:
First Price: Expression of interest Chg %:



55 NUTMEG DR, GRIFFIN, QLD 4503

UBD Ref: Brisbane - 089 Q16
Distance from Property: 214m



Property Type: House
Area: 470 m²
Area \$/m²: \$1,000
RPD: L174 SP228476

Features:

Sale Price: **\$470,000 (Normal Sale)**
Sale Date: 22/09/2020 Days to Sell: **6 Days**
Last Price: UNDER OFFER (Under Chg %:
First Price: UNDER OFFER Chg %:



9 OREGANO CL, GRIFFIN, QLD 4503

UBD Ref: Brisbane - 089 P18
Distance from Property: 291m



Property Type: House
Area: 444 m²
Area \$/m²: \$1,070
RPD: L307 SP222703

Features:

Sale Price: **\$475,000 (Normal Sale)**
Sale Date: 22/09/2020 Days to Sell: **3 Days**
Last Price: Offers over \$459,000 Chg %:
First Price: Offers over \$459,000 Chg %:



96 NUTMEG DR, GRIFFIN, QLD 4503 UBD Ref: Brisbane - 089 Q17 4 2 2
Distance from Property: 182m



Property Type: House
Area: 451 m²
Area \$/m²: \$987
RPD: L142 SP222729

Features:

Sale Price: **\$445,000 (Agents Advice - Sale)**
Sale Date: 04/09/2020 Days to Sell: **114 Days**
Last Price: Offers Over \$459,000 Chg %: **-3.1%**
First Price: Offers Over \$459,000 Chg %: **-3.1%**



38 SANDALWOOD CRES, GRIFFIN, QLD 4503 UBD Ref: Brisbane - 090 B18 4 2 2
Distance from Property: 692m



Property Type: House
Area: 491 m²
Area \$/m²: \$974
RPD: L813 SP273928

Features:

Sale Price: **\$478,000 (Normal Sale)**
Sale Date: 22/08/2020 Days to Sell: **11 Days**
Last Price: Offers Over \$475,000 Chg %:
First Price: Offers Over \$475,000 Chg %:



48 TESCH RD, GRIFFIN, QLD 4503 UBD Ref: Brisbane - 089 Q17 4 2 2
Distance from Property: 194m



Property Type: House
Area: 472 m²
Area \$/m²: \$990
RPD: L117 SP228507

Features:

Sale Price: **\$467,500 (Normal Sale)**
Sale Date: 10/08/2020 Days to Sell: **159 Days**
Last Price: UNDER OFFER (Under Chg %:
First Price: For Sale By Negotiation Chg %:



60 MISTRAL CRES, GRIFFIN, QLD 4503 UBD Ref: Brisbane - 099 R1 4 2 2
Distance from Property: 925m



Property Type: House
Area: 381 m²
Area \$/m²: \$1,158
RPD: L42 SP261951

Features:

Sale Price: **\$441,258 (Normal Sale)**
Sale Date: 24/07/2020 Days to Sell: **118 Days**
Last Price: For Sale (Under Offer) Chg %:
First Price: Offers Over \$449,000 Chg %: **-1.7%**



26 SPEARMINT ST, GRIFFIN, QLD 4503 UBD Ref: Brisbane - 090 A20 4 2 2
Distance from Property: 744m



Property Type: House
Area: 448 m²
Area \$/m²: \$978
RPD: L349 SP234563

Features:

Sale Price: **\$438,000 (Normal Sale)**
Sale Date: 23/07/2020 Days to Sell: **20 Days**
Last Price: Sold by ANNIE MAC Chg %:
First Price: For Sale Now! Chg %: **-2.4%**



35 CHAMPION CRES, GRIFFIN, QLD 4503 UBD Ref: Brisbane - 099 N1 Distance from Property: 1.1km 4 2 2



Property Type: House
 Area: 358 m²
 Area \$/m²: \$1,243
 RPD: L24 SP267622

Features:

Sale Price: **\$445,000 (Normal Sale)**
 Sale Date: 18/07/2020 Days to Sell: **337 Days**
 Last Price: \$439,000+ Chg %:
 First Price: Express Sale Chg %:



16 GOAL CRES, GRIFFIN, QLD 4503 UBD Ref: Brisbane - 089 Q15 Distance from Property: 472m 4 2 2



Property Type: House
 Area: 375 m²
 Area \$/m²: \$1,240
 RPD: L99 SP286169

Features:

Sale Price: **\$465,000 (Normal Sale)**
 Sale Date: 14/07/2020 Days to Sell: **28 Days**
 Last Price: \$469,000 Chg %:
 First Price: \$469,000 (Under Offer) Chg %: **-2.9%**



35 HOPE ST, GRIFFIN, QLD 4503 UBD Ref: Brisbane - 089 P15 Distance from Property: 634m 4 2 2



Property Type: House
 Area: 399 m²
 Area \$/m²: \$1,150
 RPD: L238 SP288185

Features:

Sale Price: **\$459,000 (Normal Sale)**
 Sale Date: 07/07/2020 Days to Sell: **10 Days**
 Last Price: For Sale Chg %:
 First Price: \$459,000 + Chg %:



15 SIROCCO ST, GRIFFIN, QLD 4503 UBD Ref: Brisbane - 100 A1 Distance from Property: 1km 4 2 1



Property Type: House
 Area: 391 m²
 Area \$/m²: \$1,151
 RPD: L203 SP257529

Features:

Sale Price: **\$450,000 (Normal Sale)**
 Sale Date: 01/07/2020 Days to Sell: **12 Days**
 Last Price: Currently Under Offer Chg %:
 First Price: \$449,000 (Under Offer) Chg %:



6 SUMMIT ST, GRIFFIN, QLD 4503 UBD Ref: Brisbane - 089 Q16 Distance from Property: 379m 4 2 2



Property Type: House
 Area: 431 m²
 Area \$/m²: \$1,090
 RPD: L51 SP286168

Features: BUILD YR: 2017, STOREYS: 1, LOWSET, BRICK AND TILE, ENSUITE, FAMILY/RUMPUS ROOM, BUILT IN ROBES, MODERN KITCHEN, AIR CONDITIONED,

Sale Price: **\$470,000 (Normal Sale)**
 Sale Date: 22/06/2020 Days to Sell: **86 Days**
 Last Price: UNDER OFFER (Under Chg %:
 First Price: For Sale By Negotiation Chg %:





21 CHAMOMILE ST, GRIFFIN, QLD 4503

UBD Ref: Brisbane - 090 A20
Distance from Property: 803m



Property Type: House
Area: 439 m²
Area \$/m²: \$973
RPD: L328 SP234526

Features:

Sale Price: **\$427,000 (Normal Sale)**
Sale Date: 15/06/2020 Days to Sell: **39 Days**
Last Price: UNDER OFFER Chg %:
First Price: For Sale By Negotiation Chg %: **-5.1%**



40 CLOVE ST, GRIFFIN, QLD 4503

UBD Ref: Brisbane - 090 A18
Distance from Property: 535m



Property Type: House
Area: 312 m²
Area \$/m²: \$1,372
RPD: L528 SP259404

Features:

Sale Price: **\$428,000 (Normal Sale)**
Sale Date: 29/04/2020 Days to Sell: **5 Days**
Last Price: Offers Over \$419,000 Chg %:
First Price: Offers Over \$419,000 Chg %:



4 THYME ST, GRIFFIN, QLD 4503

UBD Ref: Brisbane - 089 Q18
Distance from Property: 142m



Property Type: House
Area: 451 m²
Area \$/m²: \$1,033
RPD: L258 SP222704

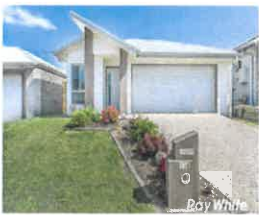
Features:

Sale Price: **\$466,000 (Normal Sale)**
Sale Date: 07/02/2020 Days to Sell: **23 Days**
Last Price: \$479,000 Chg %:
First Price: \$479,000 Chg %: **-2.7%**



11 GOAL CRES, GRIFFIN, QLD 4503

UBD Ref: Brisbane - 089 Q16
Distance from Property: 426m



Property Type: House
Area: 305 m²
Area \$/m²: \$1,449
RPD: L2 SP299449

Features:

Sale Price: **\$442,000 (Normal Sale)**
Sale Date: 11/01/2020 Days to Sell: **92 Days**
Last Price: Submit all Offers Chg %:
First Price: Offers Over \$455,000 Chg %:

