

14<sup>th</sup> July 2023

Thomas & Roslyn Baskerville

Thank you for the opportunity to provide you with a Market Appraisal for the property described as 31 Henry Street, Woolloongabba.

*Value of the Property*

Listed below are properties that can assist in determining what would be a realistic sale price for your property. They are all three bedroom houses in the Woolloongabba area sold in the last 6 months.

Property	Sale Price	Sale Date
41 Lockhart Street, Woolloongabba	\$1,217,000	17/04/2023
24 Hawthorne Street, Woolloongabba	\$1,200,000	16/03/2023
5 Grattan Street, Woolloongabba	\$1,178,000	10/02/2023

Given this information and my own knowledge of the current market, I believe it is realistic that your property would fall into a price range between **\$1,150,000** and **\$1,200,000**.

*# In providing this appraisal, I must stress that it has been prepared solely for your personal information and not for any third party. Although every care has been taken in arriving at these figures, I must emphasise that it is an opinion only and not to be taken as a sworn valuation.*

Regards

Mkt Value = \$1,175,000

Acc 76500 PPE WDV = \$13,490.45

Acc 77200 Property = \$1,161,509.55

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