

772/003



15 January 2020

Solevtop Pty Ltd
Po Box 1811
Oxenford QLD 4210

Dear Marshall

Your Property at 1/15 Lawrence Drive, Nerang QLD 411

I would like to take the opportunity of confirming that we are familiar with the area of Nerang and of the property.

We've been asked to provide an estimate of the sale range, should the property be placed in today's current market.

We take the opportunity of confirming that it is our opinion that the above property, should it be placed on today's market, would achieve a potential sale price of **\$515,000* - \$532,950*** based on the council approved area of 187m2*.

With the use of our database and all the resources, we believe the above figure is achievable. Please note that this is not a formal valuation but an opinion as to what the current market potential for the above property may be at present. We are not qualified or formal valuers and would suggest that a proper valuation be obtained to verify its true market value. Our estimate has been based on opinion and research into similar sales/leases that have occurred; however, no liability as to the accuracy of our estimate will be taken and you would need to research further for a more formal valuation.

Please do not hesitate to contact us at any time should you require.

Warm Regards,
Commercial 1 Gold Coast Pty Ltd

Steve Macgregor L.R.E.A
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* Approximately

515,000 + 532,950 / 2

= \$523,975 ✓