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12 July 2021

To Whom It May Concern

RE: 67 Basham Road South, Yengarie QLD 4650
Lot 884 on L37400

Further to our recent discussion regarding the above property we are pleased to provide you with an appraisal.

This appraisal has been prepared with current market conditions and the most recent sales in mind and is provided to give you a snapshot of the current market and to assist you in determining how you wish to deal with the property.

Please note this recommendation is meant as a guide only and in no way should be construed as a formal valuation.

We recommend you obtain the services of a licensed and registered valuer should you require a more detailed valuation.

A representative of PRD Maryborough has inspected the above property. We believe that the property would be capable of achieving a sale price in the range of **\$245,000 to \$275,000** in the current market.

There have been very few comparable sales in the past 12 months. The following sales are submitted in support of this market appraisal.

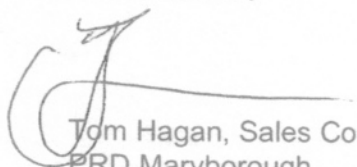
Recent Land Sales:

98 Old Mill Road, Yengarie 17 Hectares
Sold 12/12/2020 \$275,000

34 Coachmans Place, Oakhurst 18.2 Hectares
Sold 8/7/2020 \$155,508

This estimate is limited in that there have been no recent comparable sales. This appraisal relies on sales activity in 2020, with an acknowledgement of recent growth 10-15% in the regional market in general terms.

Yours faithfully


Tom Hagan, Sales Consultant
PRD Maryborough