

## Request for Appraisal of Selling Price

I/we JAMANE SCHOKMAN HOLDINGS PTY LTD the requesting party  
of

ADDRESS: \_\_\_\_\_

SUBURB: \_\_\_\_\_ STATE: \_\_\_\_\_ POSTCODE: \_\_\_\_\_

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: 1st day of June 2022  
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: 1st day of June 2022  
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 \$ 650,000  
/between \$ XXXXXXXXXX and \$ XXXXXXXXXX

### 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: NORTH BRISBANE ELITE REAL ESTATE PTY LTD

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

## Search Summary

Records: 4

**Focus Property:** 19 NUTMEG DRIVE, GRIFFIN, QLD 4503

**Radius:** 2000 m

**Sale Date:** 01/01/2022 to 30/06/2022

**Sale Price:** \$600,000.00 to \$700,000.00

**Land Size:** 400 m<sup>2</sup> to 500 m<sup>2</sup>

**Attributes:** Any

**Property Type:** Any

	Price	Days	Area
<b>Lowest</b>	\$ 620,000	5	400 m <sup>2</sup>
<b>Highest</b>	\$ 655,000	5	456 m <sup>2</sup>
<b>Average</b>	\$ 637,500	5	433 m <sup>2</sup>
<b>Median</b>	\$ 637,500	5	438 m <sup>2</sup>

**33 KATE CT, MURRUMBA DOWNS, QLD 4503**

UBD Ref: Brisbane - 089 J17  
Distance from Property: 1.6km

4
 2
 2

**Property Type:** House  
**Area:** 400 m<sup>2</sup>  
**Area \$/m2:** \$1,638  
**RPD:** L9 SP273516

**Features:**

**Sale Price:** **\$655,000 (Normal Sale)**  
**Sale Date:** 28/05/2022 **Days to Sell:** N/A  
**Last Price:** Chg %:  
**First Price:** Chg %:

**6 GOAL CRES, GRIFFIN, QLD 4503**

UBD Ref: Brisbane - 089 Q15  
Distance from Property: 455m

4
 2
 2

**Property Type:** House  
**Area:** 456 m<sup>2</sup>  
**Area \$/m2:** \$1,425  
**RPD:** L95 SP286169

**Features:**

**Sale Price:** **\$650,000 (Normal Sale)**  
**Sale Date:** 22/04/2022 **Days to Sell:** N/A  
**Last Price:** Chg %:  
**First Price:** Chg %:

**27 CARDAMOM CL, GRIFFIN, QLD 4503**

UBD Ref: Brisbane - 090 C18  
Distance from Property: 995m

4
 2
 2

**Property Type:** House  
**Area:** 448 m<sup>2</sup>  
**Area \$/m2:** \$1,384  
**RPD:** L727 SP273950

**Features:**

**Sale Price:** **\$620,000 (Normal Sale)**  
**Sale Date:** 01/03/2022 **Days to Sell:** N/A  
**Last Price:** Chg %:  
**First Price:** Chg %:

**2 PATCHOULI CT, GRIFFIN, QLD 4503**

UBD Ref: Brisbane - 090 B20  
Distance from Property: 968m

4
 2
 2

**Property Type:** House  
**Area:** 428 m<sup>2</sup>  
**Area \$/m2:** \$1,460  
**RPD:** L613 SP273935

**Features:**

**Sale Price:** **\$625,000 (Normal Sale)**  
**Sale Date:** 16/02/2022 **Days to Sell:** 5 Days  
**Last Price:** Auction 01/03/22 Chg %:  
**First Price:** Auction (Under Offer) Chg %: