

23 February 2022

To Whom it May Concern,

**RE: 34/218 Queen Street, Cleveland QLD 4163**

Thank you for the opportunity to provide you with a current market appraisal.

In my professional opinion and in current market conditions I have appraised the property situated at 34/218 Queen Street, Cleveland QLD 4163 with a likely selling range of \$390,000 - \$410,000.

**Comparable Sales:**

43/218 Queen Street, Cleveland - \$390,000 – November 2021

22/218 Queen Street, Cleveland - \$420,000 – July 2021

12/218 Queen Street, Cleveland - \$385,000 – March 2021

Assuring you our best intentions at all times.

Kind Regards,  
**First National Cleveland**



**Ryan McCann**  
Director  
**0418 788 687**