

Mr Lawrence & Mrs Claire Reynolds
Atf L&C Reynolds Super Fund
ABN 26 213 07 551
37 McIlwraith Road
Joyner, Qld 4500

Sent by e-mail: clairer.67@gmail.com

22 January 2018

RE: Market Appraisal Unit 7-48 Kremzow Road, Brendale, Qld 4501

Dear Lawrence & Claire,

Thank you for the opportunity to undertake a market appraisal on the above unit located at 48 Kremzow Road, Brendale, Qld 4500. The real property description being Lots 7 on SP137405: Par Warner. This approximately 178 m² premises is a tilt slab constructed General Industry zoned property at the rear of a complex of eight units. It is approximately 15 years old, is in good repair and due to the style of construction is low maintenance.

In compiling the appraisal, we undertook a physical inspection of the property as well as researching recent sales of similar properties in the area. We also consider market trends and stock levels of similar size properties being marketed for sale currently.

Recent comparable sales:

- Unit 1/18 French Ave, Brendale – 11/17 – 151m² - \$315,000.00
- Unit 6/17 Kremzow Rd, Brendale – 6/17 – 169m² - \$300,000.00
- Unit 7/65 Kremzow Rd, Brendale – 3/17 – 167m² - \$260,000.00

Taking these factors into consideration along with our extensive experience in the Pine Rivers market we believe that a fair market price at this time would be between \$310,000.00 and \$325,000.00 plus GST.

If we can be of further assistance please don't hesitate to contact me.

Yours Sincerely,

Ray White Commercial (Pine Rivers)


Trevor Nelson-Jones
Mobile 0407 736 521

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Ray White Commercial Pine Rivers

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Stratfield, Qld 4500
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DISCLAIMER: Subject to the provisions of the Competition and Consumer Act 2010 and subject to any other non-excludable statutory provisions, Mooncoin Road No 2 Pty Ltd trading as Ray White Commercial (Pine Rivers) for themselves and for the Vendors of this property whether contained in this document or given orally, is given without responsibility; (ii) intending purchasers should satisfy themselves as to the truth or accuracy of all information given by their own inspections, searches, inquiries, advice's or as is otherwise necessary; (iii) no person in the employment of Mooncoin Road No 2 Pty Ltd trading as Ray White Commercial (Pine Rivers), has any authority to make or give any representation or warranty whatsoever in relation to this property.

Mooncoin Road No. 2 Pty Ltd
ABN 16 446 629 438
Lic. No. 2305700

SETTLEMENT STATEMENT

Matter No: 1879
Re: Reynolds Sale to Kotka
Property: 2414/923 David Low Way, Marcoola, Queensland 4564

Settlement Date: 18 November, 2019
Adjustment Date: 18 November, 2019
Contract Date: 28 October, 2019
Settlement Place: SAI Global, Brisbane
Settlement Time: 2pm

Contract Price	\$75,000.00
Less Deposit	<u>5,000.00</u> ✓
	\$70,000.00✓
Plus Rates (for 1/07/2019 to 31/12/2019) \$954.10 x 43 days 184 days	<u>222.97</u> ✓
	\$70,222.97
Plus Body Corporate Levies (for 1/11/2019 to 31/01/2020) \$1,921.08 x 74 days 92 days	<u>1,545.22</u> ✓
Plus Rates (for 1/07/2019 to 31/12/2019)	<u>\$71,768.19</u>
Less bank cheque fee	<u>\$10.00</u> ✓
BALANCE AT SETTLEMENT	<u><u>\$71,758.19</u></u>

CHEQUE DETAILS

1. Crown Legal Services Pty Ltd
2. JG Settlements
3. L & C Reynolds Superannuation Fund

CHEQUES TOTAL

LEGALS \$395.00✓
\$77.00✓
\$71,286.19

\$71,758.19