



# PAT BARRETT REALTY

29<sup>th</sup> June 2018

**The Directors  
Kobeli Super Fund  
8 Manor Drive  
Wellington Point Qld 4160**

Dear Keith and Estelle,

**RE: Property at 10 / 16 Natasha Street, Capalaba.  
Being Lot 10 on SP 200372.**

Further to our recent conversation regarding the above property we would confirm that we have inspected the subject property with a view to determining the current market value.

We estimate that value to be in the region of four hundred and fifty thousand dollars (**\$450,000**).


The price quoted has been ascertained by comparing the subject property to similar sold within the last six months and within a five kilometre radius. Sales include:

1. 2 / 13 Hook Street, Capalaba – 24/10/17 - \$394,100
2. 4 / 13 Merritt Street, Capalaba – 24/11/17 - \$458,000
3. 1 / 35 Veronica Street, Capalaba – 11/05/18 - \$450,000

We would take this opportunity to point out that the firm of Pat Barrett Realty and / or its employees are not accredited valuers. This opinion of market worth has been prepared solely for your information and not of any third party. Whilst every care has been taken in the preparation of this estimate we must stress that it is *an opinion only and not to be taken as a sworn valuation*.

Should we be able to be of further assistance, please do not hesitate to contact this office.

Yours faithfully,  
**PAT BARRETT REALTY**



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Gary Barrett