

BACMalon Pty Ltd
Belinda Maloney
11 Belyando Avenue
Moranbah
QLD 4744

To whom it may concern,

RE: U2-5 McKenzie Road, Mango Hill, Qld 4509 – MARKET APPRAISAL – 30/06/2022

UNIT DESCRIPTION

Lot 2 is a high-set townhouse consisting of the following:

Hallway Entry

- Security Screen Door
- Timber Front Door

Living/Dining

- Ceiling Fans
- Vertical blinds
- Security Screens to Windows & Sliding Door
- Split System Air-conditioner

Kitchen

- Cupboards/Benches all Built-in
- Stone bench tops
- Stainless Steel Appliances
- Wall Oven
- Range Hood
- Dishwasher
- Vertical Blinds
- Security Screen to Window

Laundry

- Single Laundry Sink

Bedrooms x 3

- Master includes split system air-conditioner
- Built-in Wardrobes
- Floors – Carpet
- Ceiling Fans
- Vertical Blinds

Bathrooms

- Master – Ensuite with Toilet, Shower & Vanity
- Main Bathroom has Shower/Bath combined and Vanity
- Downstairs – Toilet

Management: Unit 1, 5 McKenzie Road, Mango Hill Q 4509

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Garage

Single Lockup Garage with Remote Garage Door Opener

Patio/Courtyard

Concrete Patio Area
Small landscaped backyard

COMPLEX FEATURES

Swimming Pool
Car wash Bay
Gym
Onsite Management

RECENT SALES EVIDENCE

20/1 McKenzie Rd, Mango Hill – Sold 15/06/22 \$473,000 – 3 bed townhouse, single garage + Carport
218/1 Bass Ct, North Lakes – Sold 06/06/22 \$427,000 – 3 bed townhouse, single garage
39/3 Brushwood Ct, Mango Hill – Sold 25/05/22 \$460,000 – 3 bed townhouse, single garage

Current comparable properties as of 30th June 2021 on the market for sale:

26/1 Archer Close, North Lakes - \$415,000 – 3 bed townhouse, single garage, comparable size
103/1 Bass Ct, North Lakes - \$400,000 – 3 bed townhouse, single garage, comparable size

SUMMARY

Given the recent sales and the length of time comparable properties had been on the market and their listed prices, we would suggest a market appraisal of unit 2/5 McKenzie Road, Mango Hill between \$425,000 - \$435,000.

Although many factors will determine the end result, such as the time of year, supply and demand in the local area and the general economy.

Although every care has been taken in arriving at this range, we stress that this is an opinion of a reasonable price only and is not to be taken as a sworn valuation. We are not licensed valuers. The final result is subject to market trends and the actual response of potential buyers.

Regards

Glenn Warren LREA

The Province

Mango Hill Management Pty Ltd

Director

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