



## PROPERTY APPRAISAL OPINION

Agent Name: Janice Maple

Date: 11/01/2021

Property Address: 1 Campbell Street, Bangalow

As requested, we have appraised the above property. This opinion has been prepared on the following basis:

1. The opinion is an opinion only of the worth of the property and is not a sworn valuation, nor can it be relied on as such.
2. The opinion of market worth is merely an indication of market value, whereas real market value can only be determined by the amount a willing customer is actually prepared to pay for the property.
3. The accuracy of any information obtained from a third party and used in the preparation of the opinion of market worth cannot be guaranteed.
4. Variable facts and matters which can affect the accuracy of the opinion of market worth given include, but are not limited to, the following:
  - a. Interest rates;
  - b. Changing in zoning and planning classification;
  - 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;
  - g. Change to the amenities in the area;
  - h. Change to the property itself or neighbouring properties.

No responsibility is accepted should the opinion or any part be incorrect or incomplete in any way.

Our opinion of the market worth of the property (if offered for sale in today's market) would be approximately \$1,100,000.

Although every care has been taken in arriving at the figure, we stress that it is an opinion and not to be taken as a sworn valuation.

Kind regards

Janice Maple

Licensed Real Estate Agent