



30th June 2023

To Whom It May Concern,

RE: 118 Main Street, Montville Qld 4560
Lot 2 on RP 205231
Local Gov: Sunshine Coast
Area: 1.01 Hectares
SV: \$700,000 SV Date: 30.06.2022

I have been asked to give my opinion of the value of the above property operating as Montville Mountain Inn as of the above date.

This property is in good condition and is in a premium position in Montville. It is a well-constructed brick building consisting of a 4-bedroom residence and 22 motel units. The property is set amongst attractive gardens and includes an inground swimming pool and tennis court.

The dwelling is close to the boundary of the adjoining lot and a neighbouring dwelling as well.

Comparable sales include:

- 77 Kondalilla Falls Road, Flaxton – Sold for \$2.15m in 10/2022 – 8377m² – Residence plus 2 cottages, inferior property.
- 279 Nambour Connection Road, Woombye – Sold for \$1.65m in 08/2022 – 3513m² – Motel (16 rooms), inferior property.
- 58 Maple Street, Maleny – Sold for \$3m in 09/2022 – 2582m² - Guesthouse
- 20 Lawyer Street, Maleny – Sold for \$2m on 03/2023 – 3358m² – Residence plus 5 x 1 bedroom villas, inferior property.

I would suggest the subject property would command a price between \$2.8m to \$3.2m if given a fair and reasonable marketing period thus adopt \$3.0m. ✓

Signed at Mapleton on this 30th day of June 2023.


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Roger N Loughnan

Disclaimer: Please note that I am not a registered valuer, and this appraisal is based on my experience with Real Estate sales on and around the Blackall Range over the past 30 years. Figures and dates are to the best of my knowledge but are not guaranteed.