

15 September 2023

Mr J & Mrs J Hargreaves  
PO Box 143  
MONTVILLE QLD 4560

### **1401/14 AERODROME RD, MAROOCHYDORE HEADLAND**

As requested I have carried out research in relation to compiling a competitive market analysis for your property. After considering the market conditions, location, size, improvements and sales of equivalent properties it is likely that as at 30 June 2022, this property represented value at approximately **\$1,350,000 - 1,400,000**.

#### Comparable Sales

- 66/81 Sixth Ave, Maroochydore - \$1,310,000 May 2022  
*142m2, 2 bed 2 bath 1 car. Direct beach views in 'Cotton Tree'.*
- 104/36-38 Duporth Ave, Maroochydore - \$1,395,000 April 2022  
*110m2 + riverfront courtyard, 2 bed 2 bath 2 car. River frontage on Maroochy River with river & ocean views.*
- 704/36-38 Duporth Ave, Maroochydore - \$1,400,000 May 2022  
*142m2, 2 bed 2 bath 1 car. River frontage on Maroochy River with river & ocean views.*

This appraisal is only an estimation of market value and the services of a registered valuer would be recommended for qualified valuation.

Feel free to contact me anytime.

Regards,

Candice Contencin  
Real Estate Agent