



**first  
national**  
REAL ESTATE

Nicholson

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25<sup>th</sup> November 2019

Rebecca Tran  
34 Simmons Drive  
SEAHOLME VIC 3018

### ESTIMATE OF SELLING PRICE

This Estimated Selling Price is given pursuant to the request of Rebecca Tran.

The estimate given is in respect of the property situated at 13 Millbrae Street Deeragun, Townsville, QLD, 4814, and is described as Lot 199 on SP219290 and contains an area of land of approximate 585M2.

The estimated selling price is calculated at \$235,000 - \$250,000. *Take Valuation as \$245,000.00 @ 30-6-2019*  
The Townsville market place has, in our opinion, continued to rescind by between 20%-30% over the past 12-18 months, and it is our opinion that we have not seen the market place in as soft a position as it is today.

#### Comparative Sales:

- 13 Cranfield Court Deeragun (3/2/2) SOLD \$250,000 23/10/2019
- 3 Lashmar Crescent Deeragun (3/2/1) SOLD \$233,000 03/07/2019
- 70 Valerie Street Deeragun (3/2/2) SOLD \$230,000 05/07/2019

#### Comparative on the Market

- 5 Elvina Street Deeragun (3/2/2) Listed \$249,000
- 68 Valerie Street Deeragun (3/1/2) Listed \$237,000

#### DISCLAIMER

This Estimate has been solely prepared for the information of the client and not for any third party. Although every care has been taken in arriving at the figure, we stress that it is an opinion only and not to be taken as a sworn valuation. We must add the warning that we will not be held responsible should the Estimate or any part thereof be incorrect or incomplete in any way.

Natalie Marr  
Sales Agent



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25<sup>th</sup> November 2019

Rebecca Tran  
34 Simmons Drive  
SEAHOLME VIC 3018

### ESTIMATE OF SELLING PRICE

This Estimated Selling Price is given pursuant to the request of Rebecca Tran.

The estimate given is in respect of the property situated at 2 Richfield Court Deeragun, Townsville, QLD, 4814, and is described as Lot 229 on SP240034 and contains an area of land of approximate 594M2.

The estimated selling price is calculated at \$235,000 - \$250,000. *Take Valuation as \$250,000.00 @ 30-6-2019*  
The Townsville market place has, in our opinion, continued to rescind by between 20%-30% over the past 12-18 months, and it is our opinion that we have not seen the market place in as soft a position as it is today.

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Natalie Marr  
Sales Agent