

8/07/2022

To Whom It May Concern,

We appreciate the opportunity to assist you with your real estate requirements. It is important to note that as we have not physically inspected the property and its specifications; our valuation is based on comparable sales in the area and can be quite broad.

For your convenience, we have attached the official opinion of market worth.

Yours Sincerely



Vish Uttam
Principal
0409 891 339
vish@xpiancerealty.com.au
www.xpiancerealty.com.au

OPINION OF MARKET WORTH

This opinion of market worth is given on the 8/07/2022 pursuant to a request by **BOAB SUPER FUND PTY LTD (TTE)** in respect to the following property known and situated at: **708/70 Mary St, Brisbane QLD 4000**

Known as: L708 SP167370

In regards to the accuracy of this report, it should be noted that:

1. The opinion is an opinion only of the worth of the property as at the date the opinion is given.
2. The opinion of market worth is not a sworn valuation, nor can it be relied on as such.
3. 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 purchaser is actually prepared to pay for the property.
4. The accuracy of any information obtained from a third party and used in preparation of the opinion of market worth cannot be guaranteed.
5. Imponderable and 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) Changes in zoning and planning classifications
 - (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 and inspection
 - (g) Adverse conditions on the day of sale, e.g. weather
 - (h) Changes to the amenities in the area
 - (i) Changes to the property itself or neighbouring properties
6. The opinion will be prepared solely for the information of the above-named and no responsibility is accepted should the opinion or any part thereof be incorrect or incomplete in any way.

The current market worth of **708/70 Mary St, Brisbane QLD 4000** is between **\$290,000** and **\$310,000** in my opinion.

DISCLAIMER:

This opinion of market worth has been prepared solely 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 that it is not to be taken as a sworn valuation.