



08 March 2023

McIntosh Investments Australia Pty Ltd as trustee for McIntosh Family Trust No 1  
9/14 Aerodrome Road  
MAROOCHYDORE QLD 4558

Dear David,

**Re: 21 Empire Crescent, Chevallum**

Further to our recent discussions regarding the above property, Colliers is pleased to provide you with an updated appraisal. This appraisal has been prepared with current market conditions and the most recent sales in mind.

**Please note this recommendation is meant as a guide only and in no way should be construed as a formal valuation. We recommend you obtain the services of a licensed and registered valuer should you require a more detailed valuation.**

**Property Details**

Land Area:	1,685sqm
Zoning:	Low Impact Industry

**Sales Evidence**

Property	Address	Land Area	Price/sqm	Sale Price
	Lot 1/905-915 Maroochydore Road, Forest Glen	4,257sqm	\$690/sqm	\$2,937,330
	Lot 4/905-915 Maroochydore Road, Forest Glen	4,000sqm	\$690/sqm	\$2,760,000
	Lot 5/905-915 Maroochydore Road, Forest Glen	3,000sqm	\$690/sqm	\$2,070,000

Property	Address	Land Area	Price/sqm	Sale Price
	22-24 Kikuyu Road, Chevallum	1,872sqm	\$742/sqm	\$1,544,400

Target Price Range

Land Area	Price/sqm	Price Range
1,685sqm	\$690	<b>\$1,162,650</b>
	\$700	<b>\$1,179,500</b>

We trust this information is of assistance to you and your future decision making. If, after reading this, you require a more detailed recommendation or there are outstanding questions concerning this appraisal, feel free to contact the undersigned.

Yours sincerely  
Colliers



**Nigel Irving**  
Executive – Commercial Sales & Leasing  
Mobile: 0437 968 202