

# LOCATIONS

estate agents



30 th June 2020

To whom it may concern,

**RE: 5 Ashley Court Calliope QLD 4680**

Thank you for the opportunity to appraise your property.

Based on recent sales in the suburb, it is our opinion that the property could sell for between \$285,000 - \$295,000 in the current Gladstone market. Please find following two comparable sales within the last 9 months surrounding area.

- 3 Ashley court Calliope QLD Sold August 2019 \$299,000 4 bed 2 bath 2 car. .
- 2 Sybill court Calliope sold \$292,000 July 2019 4bed 2 bath 2 car.
- 10 Sybill Court Calliope sold 2019 \$275,000 4 bed 2 bath 2 car.
- You should be aware that this market opinion is not a valuation in the conventional or legal sense.

It is a theoretical exercise involving only a relatively few variables.

An inspection of the property, coupled with zoning information and a general knowledge of background market conditions, where as a valuation involves detailed market research, through inspection of the property, including, where appropriate, the nature, quality and condition of improvements, comparative sales, market trends, price paid by present owner and so on.

The market value could be greatly affected by such factors and other encumbrances, restriction or other impediments on Title, which have not been considered in this opinion. Accordingly, we regard a market opinion as indicative only and not authoritative, merely a precursor to a valuation, not a substitute for it.

No responsibility is accepted either to the recipient or to any third party for any loss or damage which may result from the market opinions use including without limitations, loss or damage arising from any financing, purchasing or leasing transactions.

should you require an actual valuation the writer is not a registered valuer, and as such is not in a position to provide same however, would be more than happy to provide a list of valuers who may be able to service this need should the necessity arise.

E [jenny@locationsestateagents.com.au](mailto:jenny@locationsestateagents.com.au)

M 0472 543 382

1,69 Goondoon Street, Gladstone QLD 4680

PO Box 8197 South Gladstone QLD 4680



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Best regards

*Eugenia (Jenny) Kulikov*

**Property Sales Specialist**

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**Gladstone QLD 4680**

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