



ESTIMATE OF SELLING PRICE OF REAL ESTATE

Accredited Agency

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This estimate of selling price is given pursuant to the request by, the requesting party; *Philip Martin WEIS and Joyce Elizabeth WEIS as Trustees*

dated the 9th day of October 2009
month year
in respect of the property known and situated at:

Lots 2,3 & 4 First Avenue Morgan Park WARWICK Qld 4370 Described as Lots 2,3 & 4 on SP 157955 County: Merivale Parish: Rosenthal. Area of 4047 sq metres for each Lot. The allotments are located in a generally undeveloped industrial area about 3.5kms south-east of the CBD and close to the current Warwick Industrial Estate. There is bitumen road access via Kenilworth Street to North Avenue & First Avenue which is a gazetted but unformed road. The Lots have rear access to North Avenue which is only heavily treed dirt track and there is no kerbing & channelling on any street bordering these allotments.

This estimate is subject to the conditions and warranties contained in the attached Request of Estimate of Selling Price .

I estimate the selling price of the property to be \$ 195,000- ~~/between-~~

\$ ***** and \$ *****

Comparable Sales Information/Comments

The information / documentation and material facts upon which I base this estimate is as follows

Copies of these are ~~attached~~ /not attached

There have been very few sales of similar, undeveloped land in this location over recent years. Lots 88 & 89 Cnr First & Second Avenues Morgan Park with access off Old Stanthorpe Road. Vacant land with total area of 3036 sq metres sold for \$93,000 on 27/11/2007. Lot 93 Second Ave Morgan Park: Vacant land Area: 2428 sq metres Sold for \$50455 on 9/11/2007. The Unimproved Capital Value of Lots 2,3 &4 range from \$28,500 to \$30,000 each. I have estimated the selling price of each allotment at \$65,000-

D. L. Court (Licensed Real Estate Agent)
Dennis P. Courteney Signed for and on behalf of

McCahon & Co (Warwick) Pty Ltd
(Agent)

DISCLAIMER

This Estimate of Selling Price has been prepared solely for the information of the requesting party only. It is not intended to be used by any third party. This estimate as to the value of the property is an opinion only given in good faith and based on our experience of the market and comparable sales. We are not licensed valuers. The Real Estate Agent, their directors, employees and agents do not give any warranty as to the accuracy of the estimate, nor do they accept any responsibility arising in any way, including negligence, from the estimate. They do not accept any liability for any loss or damage, howsoever caused, as a result of any party relying on the estimate in whole or in part. If you intend to rely on this estimate, you should satisfy yourself as to its correctness and obtain an independent opinion.



REQUEST FOR AN ESTIMATE OF SELLING PRICE

We Philip Martin WEIS and Joyce Elizabeth WEIS

the requesting party

of 9 Christole Court CARINA Qld 4152

request an estimate of selling price of the property known and situated at:

Lots 2,3 & 4 First Avenue Morgan Park WARWICK Qld 4370 Described as Lots 2,3 & 4 on SP 157955 County: Merivale Parish: Rosenthal. Area of each Lot is 4047 sq metres and they are in the names of Phillip Martin WEIS and Joyce Elizabeth WEIS as Trustees

In requesting the estimate of selling price *We* understand and acknowledge that:

1. It is an estimate only of the selling price of the property as at the date the estimate is made.
2. The estimate of selling price is not a sworn valuation nor can it be relied on as such.
The agent is not a licensed valuer and the estimate of selling price is an opinion only based on comparable sales in the general vicinity of the property.
3. The estimate of selling price is merely an indication of market price whereas real market price can only be determined by the amount a willing buyer 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 estimate of selling price cannot be guaranteed. All information / documentation referred to in the Estimate of Selling Price (under the heading Comparable Sales Information / Comments) is given in good faith and derived from third party sources. However, we do not make any representation or warranty of any kind as to the accuracy or completeness of this information / documentation obtained from the third party sources. We have not produced, checked for accuracy or otherwise verified it. We are not responsible for any damage or loss sustained by the requesting party and any other party that may arise from the documentation / information provided. We give no guarantees, and make no representations, and shall have no liability to the requesting party or any other party, for any information / documentation obtained from third party sources.
5. There are a number of variables which may affect the estimate of selling price which have not been taken into account when preparing the estimate. These include, but are not limited to:
 - (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 amenities in the area
 - (i) changes to the property itself or neighbouring properties.
6. The estimate will be prepared solely for the information of the requesting party and no responsibility is accepted should the estimate or any part thereof be incorrect or incomplete in any way.
7. The requesting party confirms that he / she has read and understood the above terms and conditions, and the content and disclaimer on the 'Estimate of Selling Price' document, and that he / she agrees to be bound by this.

The requesting party agrees that he / she shall not rely on the information contained in the Estimate of Selling Price document. He / she acknowledges that we are not licensed valuers and that the estimate is a guide only. He / she must make their own enquiries before altering their financial position or incurring any financial obligation.

DATED the

9th

day of

October
month

2009
year

SIGNED by

