

RUSSELLS
Permanent

St George, Goondiwindi & Dalby
Real Estate Agents, Irrigation Farms & Rural Property Sales
Specialists in Grazing Sales & Livestock Marketing

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18th July 2011

L Russell
PO Box 428
ST George QLD 4487

Dear Linellie

Thank you for the opportunity to appraise your property at 89 Victoria St, St George. In arriving at my appraisal I have researched the similar commercial properties for sale & sold in St George. The following information will give you the background that I have considered.

Property Description: Lot 2 RP82093
Land Area: 2023 m²
Land Use: SHOP - SINGLE COMMERCIAL

Property Description: The building is a low set commercial building with retail/showroom area at the front with air conditioning, 2 flats, an office with air conditioning and 3 storage rooms - all on concrete flooring. The property is situated in the main business area of town, opposite supermarket & close to BP Service station.

Sales:-

90 Victoria St - ex hardware store - 2023 sqm - large, modern building on concrete, air conditioned, with side access. Large retail/showroom area with office, storage & yard. Sold 21/01/11 for \$400,000-

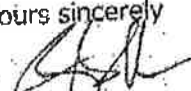
Listed for Sale:-

117 Victoria St - 2 x commercial shops - one with a 2 bedroom self contained flat, the other with office, storage area etc. Both fully air conditioned on concrete. Listed for sale for \$250,000-

Property Appraisal: Given the above information I would estimate that the building is worth in the range of \$390,000 to \$410,000.

If you have any further questions, please feel free to contact me at our office on 07 4625 3322.

Yours sincerely


Joanna Kellock
Office Manager
Leonard & Co Raine & Horne

NB: This is not a Valuation but an Appraisal only. It should not be relied upon by the vendor, buyer or any other persons. If you require a Valuation, please contact a registered Valuer.

26/07/2011

Master Lockwell Super. Ruelle Road
Attention Marie.
26/7/11.
Bags 4 U.

Cops of Shop Appraisal
or rent. or will be done in
a few days.

Regards.
Lille