

**The Real Estate Leaders****21st August 2007**

Mr Joe McNaughton  
Eco Solutions Pty Ltd  
PO Box 4047  
Bundaberg QLD 4670

**TO WHOM IT MAY CONCERN**

Representatives of RE/MAX Precision have inspected the property situated at 5 Maddison Court, Bundaberg (L280 CK3516: PAR Bundaberg), Queensland and believe the property should sell for approximately \$700,000 on the current market in its current condition.

You should be aware that this market opinion is not a valuation in the conventional sense. It is a theoretical exercise involving only a relatively few variables; a short inspection of the property, coupled with our general knowledge of background market conditions; whereas a valuation involves a detailed investigation of the property including, where appropriate, the nature of the locality, surrounding properties, site peculiarities, the nature, quality and condition of improvements including internal inspection and measurement, comparable sales, market trends, yields, price paid by the present owner, and so on. Such a report can only be provided by a Registered Valuer, which I am not. This opinion is supplied on the basis that you will respect its confidentiality and its contents will not be used for any other purpose than to provide you with our general feelings in relation to the property discussed.



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## RE/MAX Precision

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The market value could be greatly affected by such factors and other matters and by encumbrances, restrictions or other impediments on title which may not have been considered in this opinion. Accordingly we regard a market opinion as indicative only and not authoritative, it is merely a precursor to you to your preliminary planning which may lead you to the decision that a valuation by a Registered Valuer is required. This opinion is not as 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 this market opinion's use including without limitation, loss or damage arising from any financing, purchasing selling leasing or other transaction.

Yours faithfully,  
RE/MAX Precision

Aaron Thompson  
Sales & Marketing Specialist



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