

Brenda Wishey



Industrial & Commercial
Real Estate Agents & Auctioneer

P O Box 1046, Coorparoo DC 4151.

99 Annerley Rd., Woolloongabba,
Brisbane, Queensland 4102

PHONE (07) 3844 3222

FAX (07) 3844 9888

EMAIL kingco@kingco.com.au

www.kingco.com.au

rfi

30 June 2022

Mr Bruce Baumann
Qldcom Pty Ltd
P.O Box 979
Cleveland Qld 4163

Dear Bruce

Re: 8/109 Holt Street, Eagle Farm Qld 4009

Further to your recent query on the value of the abovementioned property, it is in our opinion a fair and marketable value at the present time would be in the vicinity of **\$290,000** – 310,000. ✓

We base our opinion on comparable rental figures, sales and what we believe the property could achieve.

It should be noted that this is an appraisal only, not a valuation and cannot be used for valuation purposes.

We hope this satisfies your requirements and if you have any further queries, please do not hesitate to contact the writer.

Assuring you of our best service and attention at all times.

Yours faithfully,

A handwritten signature in black ink, appearing to be 'Robert Finlay', with a long horizontal line extending to the right.

Robert Finlay
Director Sales/Leasing

CURRENT TITLE SEARCH
QUEENSLAND TITLES REGISTRY PTY LTD

Request No: 41618819

Search Date: 08/07/2022 10:43

Title Reference: 51125749

Date Created: 06/12/2017

Previous Title: 16738236

REGISTERED OWNER

Dealing No: 719004013 21/09/2018

QLDCOM PTY LTD A.C.N. 009 881 832

TRUSTEE

✓

UNDER INSTRUMENT 719004013

ESTATE AND LAND

Estate in Fee Simple

LOT 8

SURVEY PLAN 292894

Local Government: BRISBANE CITY

COMMUNITY MANAGEMENT STATEMENT 50832

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 16738236 (Lot 906 on CP SL5040)

ADMINISTRATIVE ADVICES - NIL

UNREGISTERED DEALINGS - NIL

** End of Current Title Search **

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Requested By: D-ENQ GLOBALX