

Brenda Wishey



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rfl

30 June 2022

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

Dear Bruce

Re: 36 Eagleview Place, 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 **\$2,180,000** - \$2,425,000.

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 'R Finlay', written over a horizontal line.

Robert Finlay
Director Sales/Leasing

**Chose the lower range to
be conservative
and to take into consideration
selling costs and tax**

CURRENT TITLE SEARCH
QUEENSLAND TITLES REGISTRY PTY LTD

Request No: 41618652

Search Date: 08/07/2022 10:35

Title Reference: 50124654

Date Created: 15/05/1996

Previous Title: 18508136

REGISTERED OWNER

Dealing No: 715568967 29/01/2014

QLDCOM PTY LTD A.C.N. 009 881 832 ✓
TRUSTEE
UNDER INSTRUMENT 707208922

ESTATE AND LAND

Estate in Fee Simple

LOT 9 REGISTERED PLAN 898827
Local Government: BRISBANE CITY

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 14960120 (POR 712)
2. EASEMENT IN GROSS No 701301395 10/05/1996 at 10:58
burdening the land to
BRISBANE CITY COUNCIL
over
EASEMENT B ON RP898827
3. LEASE No 710166372 07/12/2006 at 15:45
TELSTRA CORPORATION LIMITED A.B.N. 33 051 775 556
OF PART OF THE LAND (LEASE A ON SP 194724)
TERM: 01/12/2016 TO 30/11/2026 OPTION NIL
4. LEASE No 710166374 07/12/2006 at 15:45
TELSTRA CORPORATION LIMITED A.B.N. 33 051 775 556
OF PART OF THE LAND (LEASE A ON SP 194724)
TERM: 01/12/2026 TO 30/11/2036 OPTION NIL
5. LEASE No 716341496 03/03/2015 at 15:12
QUEENSLAND RADIO SERVICES PTY LTD A.B.N. 92 164 520 067
OF PART OF THE GROUND LEVEL (LEASE B)
TERM: 01/03/2015 TO 29/02/2020 OPTION 5 YEARS

ADMINISTRATIVE ADVICES - NIL

UNREGISTERED DEALINGS - NIL

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Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

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Requested By: D-ENQ GLOBALX