

Elizabeth Meiklejohn



RH:sb

30 June 2021

Qldcom Pty Ltd
P O Box 979
CLEVELAND QLD 4163

Attention: Mr B Baumann

**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

Dear Sir

Re: Unit 8, 109 Holt Street, Eagle Farm

We write in response to your recent query on a sales appraisal on the above-mentioned property

Property Details:

Registered Owners: QLDCOM Pty Ltd
RPD: Lot 8 on SP 292894
Building Area: 60sqm

Sales Analysis:

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

Accordingly, an achievable sales price would be in the bracket of \$290,000 to \$300,000 provided it is exposed to the greater section of the market. **\$295,000**

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 requirement and if you have any further queries, please do not hesitate to contact the writer.

Assuring you of our service and attention at all times

Yours faithfully

A handwritten signature in black ink, appearing to read 'Richard Hall', written over a light blue grid background.

Richard Hall
Senior Sales & Leasing Executive
Direct: 07 3011 0826
Mobile: 0408 199 919

CURRENT TITLE SEARCH
QUEENSLAND TITLES REGISTRY PTY LTD

Request No: 37820156

Search Date: 09/07/2021 14:53

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