

Organisation/Lender: National Australia Bank
Fax/Email to: sort@nab.com.au
Borrower: Mark Ferrie
Loan Ref. No.: 4265461-1522127633050

ValEx Ref: 9459246

Contact: Danielle Wilson
Valuer Ref: GC-346037

1. PROPERTY SUMMARY - TBE MULTIPLE DWELLINGS ON ONE TITLE

PROPERTY ADDRESS: Proposed Lot, 23/15-21 Bahrs Scrub Road, BAHRS SCRUB QLD 4207
TITLE DETAILS: Lot 23, RP 165565, County Ward Parish Boyd
Encumbrances/Restr's: Not Known.
Site Dimensions: Regular shaped
ZONING/INSTRUMENT: Low Density Residential
MAIN BUILDING: Multiple Occupancy - See Main Building Description
Year Built: 2018 and 2018
CAR ACCOMMODATION: Garage and Garage

Site Area: 463.00 m²
LGA: Logan City Council
Current Use: Residential
Addition(s):
No. of car spaces: 3
Car Areas: 57.00 m²

AREAS: Living Areas: 167.00 m² Outdoor Areas: 4.00 m²
Note: The areas and description above relates to the sum of both dwellings. For a detailed break up of both dwellings, refer to Section 5 of the report.

MARKETABILITY: Average
ENVIRONMENTAL ISSUES: Not known
ESSENTIAL REPAIRS: None
Heritage Issues: Not known

TBE: Builder: Sunvista Homes Pty Ltd. Date: 23-03-2018 Tender Price: \$318,600 Check Cost: \$310,000

2. RISK ANALYSIS

***MUST "comment" over page on any 3, 4 or 5 Risk Ratings**

Property Risk* Ratings	1	2	3	4	5	Market Risk* Ratings	1	2	3	4	5
Location & Neighbourhood:	2					Recent Market Direction:	2				
Land (incl. planning, title):	3					Market Volatility:	3				
Environmental Issues:	2					Local Economy Impact:	2				
Improvements:	3					Market Segment Conditions:	4				
Risk Ratings: 1 = Low, 2 = Low to Medium, 3 = Medium, 4* = Medium to High, 5* = High											

3. VALUATION & ASSESSMENTS SUMMARY

Interest Valued: Fee Simple Vacant Possession

Other Assessments

Value Component: As If Complete

Total Rental Value Unfurnished: \$660 per week

Land: \$ 260,000

Total Replacement Insurance: \$360,000

Improvements (Added Value): \$ 310,000

Market Value - As if Complete: \$ 570,000 (Five Hundred and Seventy Thousand Dollars)

Documents to Sight: General - Council Approved Floor Plans, Final Building Certificate.
Certificate of Title.

Recommendation: Yes

I hereby certify that I personally inspected this property on the date below and have carried out the assessments above as at that date. Neither I, nor to the best of my knowledge, any member of this firm, has any conflict of interest, or direct, indirect or financial interest in relation to this property that is not disclosed herein.

This Report is for the use only of the party/s to which it is addressed for first mortgage purposes only and is not to be used for any other purpose. No responsibility is accepted or undertaken to third parties in respect thereof. No responsibility is accepted or undertaken in the event that the party/s to which it is addressed use this Report for any other purpose apart from that expressly outlined above.

This report is made in accordance with the PropertyPRO Residential Valuation and Security Assessment Pro-forma Supporting Memorandum and must be interpreted with that Memorandum. The agreed parties are bound by the provisions of the Supporting Memorandum. The Supporting Memorandum is available at www.api.org.au.

Valuer: John Burke

Firm: Taylor Byrne Valuations (Gold Coast)

Qualifications/Reg #: AAPI - Certified Practising Valuer
 API No: 66189
 QRV No: 2840

Address: PO Box 1721, BURLEIGH HEADS QLD 4220

Inspection Date: 6th April 2018

Phone: (07) 5589 2200

Fax: (07) 5589 2299

Valuation Date: 6th April 2018

Email: valuers@taylorbyrne.com.au

Signature:



4. THE LAND

Property Identification:	cadastral map and street address.
Title Search Sighted:	No
ZONING EFFECT:	Proposed use appears to comply with zoning.
LOCATION:	The subject property is located along the western alignment of Bahr's Scrub Road within a developing residential estate in Holmview.
NEIGHBOURHOOD:	The subject property is situated within the suburb of Bahr's Scrub, comprising a combination of new detached housing estates which are fringed by Park Living allotments. Holmview is about 10 minutes by road south of the Beenleigh retail/commercial precinct. It currently lacks amenities such as shops and schools and residents need to travel out of the suburb to access these.
SITE DESCRIPTION & ACCESS:	Rectangular shaped internal allotment displaying a near level topography. The site displays an adequate building contour with no apparent adverse features. Access is good with bitumen sealed road to concrete kerb and channelling.
SERVICES:	Electricity, telephone, town water, sewerage, no gas connected, and garbage collection.

5. MAIN BUILDING

Dwelling One

Style:	Attached, Low set	Street Appeal:	Fair
Main Walls & Roof:	Rendered Brick walls, Colorbond roof	Window Frames:	Aluminium
Main Interior Linings:	Plasterboard	Flooring:	Concrete
Internal Condition:	Good	External Condition:	Good
Accommodation:	3 bedrooms, 2 bathrooms, entry, kitchen, family, dining, laundry, entry, porch, double garage.		
Interior Layout:	Fair		
PC Items:	Kitchen with 1 3/4 bowl stainless steel sink, stone bench tops, floor, wall and pantry cupboards, cooktop, oven, rangehood, dishwasher and tile floor. Bathroom with stone top vanity unit, shower, wall mirror, toilet and tile floor. Ensuite with stone top vanity unit, wall mirror, shower, toilet and tile floor. Laundry with single bowl tub, washing machine facilities and tile floor.		
Fixtures & Features:	Built in wardrobes, security screens, blinds, split system air conditioning, ceiling fans.		
Year Built:	2018		
AREAS:	Living Areas:	Outdoor Areas:	
	106 m ²	4.00 m ²	
Car Accommodation:	Garage	No. Of Undercover Car Spaces:	2
		Car Areas:	36.00 m ²

Dwelling Two

Style:	Low set;Attached	Street Appeal:	Fair
Main Walls & Roof:	Rendered Brick walls, Colorbond roof	Window Frames:	Aluminium
Main Interior Linings:	Plasterboard	Flooring:	Concrete
Internal Condition:	Good	External Condition:	Good
Accommodation:	2 bedrooms, 1 bathrooms, entry, kitchen, family, laundry(in bathroom), entry, single garage.		
Interior Layout:	Fair		
PC Items:	Kitchen with 1 3/4 bowl stainless steel sink, stone bench tops, floor, wall and pantry cupboards, cooktop, oven, rangehood, dishwasher and tile floor. Bathroom with stone top vanity unit, shower, wall mirror, toilet and tile floor. Laundry(in bathroom) with single bowl tub, washing machine facilities and tile floor.		
Fixtures & Features:	Built in wardrobes, security screens, blinds, split system air conditioning, ceiling fans, tile and carpet floor coverings.		
Year Built:	2018		
AREAS:	Living Areas:	No. Of Undercover Car Spaces:	
	61.00 m ²	1	
Car Accommodation:	Garage	Car Areas:	21.00 m ²

6. ANCILLARY IMPROVEMENTS

Driveway, letterbox, clothesline, turf, gardens, fencing, landscaping.

7. SALES EVIDENCE & THE MARKET

Address	Sale Date	Price	Brief Comments	In Comparison to Subject
19 Coalstoun Crossing WATERFORD QLD 4133	8 Jan 2018	\$545,000	Low set (Rendered/Tile) house. Set on a 688 m ² allotment. Accommodation includes: 4 bedrooms, 2 bathrooms, plus media room. Fixtures and features include: ducted air-conditioning, average to good quality fittings and fixtures. Car accommodation includes: 2 car lock up garage. Built About 2009. Ancillary improvements include: garden shed, outdoor kitchen with built in BBQ.	Larger land area, inferior accommodation. Overall inferior.

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8 Park Lane BAHRS SCRUB QLD 4207	4 Jan 2018	\$545,000	Low set (Brick/Tile) house. Set on a 1090 m2 allotment. Accommodation includes: 4 bedrooms, 2 bathrooms. Fixtures and features include: split system air-conditioning, average quality fittings and fixtures. Car accommodation includes: 2 car lock up garage. Built About 2002. Ancillary improvements include: in-ground swimming pool, double bay shed, solar panels.	Larger land area, inferior accommodation. Overall inferior.
3 Freestone Drive UPPER COOMERA QLD 4209	17 Nov 2017	\$550,000	Comprises a small flats building containing 2 x 3 bedrooms, 2 bathroom units with double car accommodation. Rendered brick and tile roof construction. Units require upgrade works. Land area: 729sqm.	Far superior position, larger land area, older building in inferior condition, superior accommodation. Overall inferior.
18 Richmond Crescent WATERFORD QLD 4133	20 Oct 2017	\$600,000	Low set (Brick/Tile) house. Set on a 695 m2 allotment. Accommodation includes: 5 bedrooms, 2 bathrooms. Fixtures and features include: ducted air-conditioning, good quality fittings and fixtures. Car accommodation includes: 2 car lock up garage. Built About 2008. Ancillary improvements include: in-ground swimming pool with glass pool fencing, solar panels, garden shed.	Larger land area, inferior accommodation. Overall superior.
Current/Proposed Sale of Subject Property: Under contract \$270,000 Land under contract - subject to confirmation.				
Prior Sale(s) of Subject Property (last 3 years):				
Level of Market Activity: Strengthening Sales Activity				
Selling period greater than 6 months: No				
Sale in line with local market: No				
Copy of Contract Of Sale sighted: Yes				

8. ADDITIONAL COMMENTS

LAND RISK COMMENT:

General Risk - Higher risk rating as land is yet to be registered.

IMPROVEMENTS RISK COMMENT:

General Risk - Higher risk rating as improvements are yet to be constructed.

MARKET VOLATILITY RISK COMMENT:

General Risk - The market has seen some recent improvement over the last 12 months with an increase in sales rates and decrease in time on the market for appropriately priced properties. We still remain cautious at this stage until improvement in economic conditions provides a backbone to underpin any real capital growth prospects.

MARKET SEGMENT CONDITIONS RISK COMMENT:

General Risk - Our sales research has been unable to identify confirmed recent market evidence that complies with the funders requirements. We have therefore had to rely on sales outside the expected parameters which may include sales from other comparable residential locations, sales outside expected variance of assessed value and slightly dated sales. We advise that the sales quoted in this report are the most recent sales available at the time of compilation of this report and in our analysis we have made adjustments for differences in sale dates as well as differences in land and building areas, number of bedrooms, age, condition/presentation and features offered, as well as location variables.

Critical Risk - Contract price has not been supported.

CURRENT SALE IN LINE WITH LOCAL MARKET COMMENT:

The land contract price is considered to be high.

GENERAL SUBJECT PROPERTY COMMENT:

We confirm that the Valuer has fully inspected the property as at the date of inspection detailed in section three of this report and that the photographs provided in this Valuation report were taken at that inspection in accordance with the Australian Banking and Finance Residential Standing Instructions (version 2.0).

The subject property 'upon completion' will comprise a lowset dual living accommodation on a single title with a total of 5 bedrooms, 3 bathrooms and two garages, positioned on a 463sqm allotment within Bahr's Scrub. The building is to be complete to an average standard of finish throughout inclusive of landscaping.

We have been provided with Plans (non-certified), Specifications and a Building Contract in the amount of \$318,600 which is considered high.

Upon completion, we determine that the unit 1 would rent for \$360 per week and the unit 2 would rent for \$300 per week with a letting up period of 4 weeks.

Valuer to sign: 

ValEx Ref: 9459246

Our valuation is subject to the satisfactory completion of the dwelling in accordance with the Plans and Specifications provided and assuming the granting of appropriate approvals.

Our valuation is issued on the condition that all works are completed in a professional and tradesmanlike manner.

Progress drawdowns are within industry standards with payments being staged. The draw appears to be standard.

We note on today's market a premium is often paid for purchase of a new product and upon resale and entry into the local market a reduction in value is generally required to affect a sale. The premium paid for new property can be due to a combination of factors which may include the high land, building and construction costs, new versus old, potential higher rent achievable and depreciation benefits in the case of investment purposes. In many instances, new property is marketed to investors under sophisticated marketing techniques aimed towards tax saving benefits and future capital gain. Under these sale techniques, high commissions are generally payable which is often absorbed into the building price.

The valuation has been completed on an 'As If Complete' basis. The market value 'As If Complete' assessed herein is the market value of the proposed improvements as detailed in this report on the assumption that all construction has been satisfactorily completed in accordance with the plans and specifications provided and relied upon as at the date of this report. The valuation assumes that the proposed improvements will comply with all local authority approvals, and that construction is completed to the standards acceptable in the marketplace.

The Valuer acknowledges that we have witnessed a copy of the contract for vacant land which states the property is under contract of sale for \$270,000 which is considered high.

The construction and land contract have a combined total of \$588,600. We have made adjustments to reflect market value.

Our sales research has been unable to identify confirmed recent market transactions in the locality that comply with the funders guidelines. We advise that the sales quoted in this report are the most comparable and recent sales available at the time of production of the report. Our analysis we have made adjustments for differences in sale dates as well as other property related factors.

The subject property forms part of a community titled, or multi lot development that may incorporate common property, a community management scheme and a body corporate structure. We have not undertaken a full search of the Body Corporate. We are therefore unable to comment on the operation of the body corporate or the financial position of either the Administration Fund or the Sinking Fund. Our valuation is conditional upon there being a functioning body corporate that is fully funded to maintain the common property. Should a full search of the Body Corporate reveal otherwise the valuer should be requested to comment and review the valuation. Building price provided is considered high. Upon review of the Progress Payment Schedule included in the Building Contract, I can confirm that this schedule is considered to be in line with Industry Standards.

MARKET COMMENT:

The Gold Coast residential market remained firm throughout 2017. This market was sustained by continuing low interest rates and strong market sentiment, increasing employment opportunities in the region, the strength of tourism numbers and the large-scale infrastructure under way on the Gold Coast associated with the Commonwealth Games.

The strength of the property market is partially attributed to the large-scale infrastructure program. The current Commonwealth Games projects include the \$550 million Games Village at Southport and the \$321 million program to build two new sports venues at Coomera and Carrara and to refurbish seven existing venues. More recently the latest stage of the light rail from the Gold Coast University Hospital to Helensvale has been completed and there are plans for Stage 3 from Broadbeach to Burleigh Heads.

The Gold Coast's unemployment rate of 5.17% for June 2017 was below Queensland and Australia's unemployment rate of 6.3% and 5.4% respectively.

Mid 2017 saw a slowdown in the number of sales but values still remained strong due to limited properties available across all market segments. Local real estate agents have indicated that market demand is stable but sometimes patchy depending on the suburb and on a month to month basis. Some have indicated that some segments are becoming heated and in other areas, are stabilising.

Values of the lower to medium property segments appears to have stabilised, whilst the more sought after locations appears to remain strong with good growth notable. This includes the beachside and southern Gold Coast suburbs of Burleigh Heads, Burleigh Waters, Palm Beach, Miami and Broadbeach.

The majority of sales activity appears to be local purchasers and investors buying properties for themselves or as part of investment portfolios. The western Gold Coast suburbs have seen activity from first home buyers (including Nerang and Pacific Pines). The market is still seeing owner-occupiers, interstate investors, foreign investors, retirees, families looking for lifestyle and families downsizing or upsizing who are actively looking for properties for sale or rent.

Recent market conditions have been influenced by a combination of affordability pressures, rental yield compression and market cyclical factors. Further lending restrictions introduced by the regulatory mortgage body APRA during 2016 has made it more difficult for investors to access finance. Markets are yet to see if this will have a direct impact on property values, although the forward effect of these changes will be felt in the investor led market.

A continuing low interest rate environment is now generally accepted in this market, however any signs from the Reserve Bank or any of the major banks to increase lending rates could have a significant impact on the market.

9. IMPORTANT NOTES & QUALIFICATIONS

LENDER SPECIFIC INFORMATION

This Valuation has been instructed by the party shown at the top of this report. It may be relied upon by any of the following parties if so nominated by the instructing party:

Challenger Mortgage Management Pty Limited, Challenger Non Conforming Finance Pty Ltd, Genworth Financial Mortgage Insurance Pty Limited, J.P Morgan Trust Australia Limited, NAB - National Australia Bank Limited ABN 12 004 044 937 and its wholly owned subsidiaries., National Australia Bank and its related bodies corporate, Perpetual Trustees Victoria Limited, QBE Lenders Mortgage Insurance Limited

GST

Valuations of residential property for mortgage security purposes are undertaken on the basis that GST is not applicable. This valuation is prepared on the assumption that the subject property does not constitute a 'new residential property' as defined under ATO Ruling GSTR 2003/3. Further it is assumed that the subject property will transact as a residential property between parties not registered (and not required to be registered) for GST. The market valuation herein reflects a market transaction to which GST is not applicable.

General Mortgage Security / Reliance

This valuation has been prepared on specific instructions from National Australia Bank for mortgage security purposes. The report is not to be relied upon by any other person, or for any other purpose. We accept no liability to third parties, nor do we contemplate that this report will be relied upon by third parties. Any parties who may seek to rely on this report must seek the specific written consent of the valuer. We reserve the right to withhold our consent or to review the contents of this report in the event that our consent is sought. In any event this valuation cannot be assigned if the valuation is older than 90 days.

We state that this report is for the use only of National Australia Bank and their mortgage insurer, if any. The report is to be used for no other purpose, and no responsibility is accepted to any third party for the whole or part of its contents and annexures. No responsibility will be accepted for photocopied signatures.

This valuation is current as at the date of valuation only. The value assessed herein may change significantly and unexpectedly over a relatively short period (including as a result of general market movements or factors specific to the particular property). Taylor Byrne does not accept liability for losses arising from such subsequent changes in value. Without limiting the generality of the above comment, Taylor Byrne does not assume any responsibility or accept any liability where this valuation is relied upon after the expiration of three (3) months/90 days from the date of the valuation, or such earlier date if you become aware of any factors that have any effect on the valuation.

This valuation cannot be relied upon for solicitor-introduced mortgages, including but not limited to any loans emanating from any solicitor controlled, or managed mortgage fund, or solicitor private lending fund and/or scheme and/or arrangement.

This valuation cannot be relied upon for the mortgage security purposes of a Managed Investment Act lender where the principal primary purpose of the primary acquisition is for tax minimisation and the principle use of the property is for primary production.

Definition of Market Value

Market value is defined as the estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion.

Definition of Market Rental

Market rental value is defined as the estimated amount for which an interest in real property should be leased on the valuation date between a willing lessor and a willing lessee on appropriate lease terms in an arm's length transaction after proper marketing and where the parties each acted knowledgeably, prudently and without compulsion.

Conflict of Interest

We advise we do not have a pecuniary or other interest that would conflict with the proper valuation of the property.

Asbestos

Buildings, including houses, built prior to 2004 may contain asbestos related products. Taylor Byrne is not expert in detection, remediation or disposal of asbestos or contamination of any kind. It is recommended that advice be sought from experts in that field should that issue affect your reliance on this valuation. The Professional Indemnity Insurance Policy for Taylor Byrne does not cover losses arising from any asbestos issues.

Improvements / Structural Survey

This valuation inspection and report does not constitute a structural survey and is not intended as such. We have carried out an inspection only of the exposed and readily accessible areas of the improvements. Note, the Valuer is not a building construction or structural expert and is therefore unable to certify the structural soundness of the improvements. Readers of this report should make their own enquiries.

This valuation assumes that all improvements have been constructed in accordance with the appropriate planning and building regulations in force at the time of construction, and that all appropriate approvals have been obtained from the relevant authorities.

Condition of Improvements

This valuation has been based on the condition of the structural improvements and the property in general as at the date of inspection. If the property has to be sold in circumstances where its condition has deteriorated and/or essential fixtures/fittings have been removed there is likely to be a significant fall in value compared to the current assessment. Under these circumstances neither the valuer nor Taylor Byrne will be responsible for any reduction in value.

Insurance Replacement Cost

In regards to the Insurance Replacement Cost estimate, the recipient of this report is advised that the valuer is not a quantity surveyor and has relied upon published building costing guides to arrive at the opinion of the above re-instatement. The figure provided is an indicative estimate only and for a more precise estimate we recommend that a Quantity Surveyor or Architect be consulted.

GST

Valuations of residential property for mortgage security purposes are undertaken on the basis that GST is not applicable. This valuation is prepared on the assumption that the subject property does not constitute a 'new residential premises' as defined under ATO Ruling GSTR 2003/3. Further it is assumed that the subject property will transact as a residential property between parties not registered (and not required to be registered) for GST. The market valuation herein reflects a market transaction to which GST is not applicable.

The lender should satisfy themselves of the GST position of the borrower prior to extending funds.

Survey

The valuation is made on the basis that there are no encroachments by or upon the property. If the instructing party has any concerns regarding encroachments they should be referred to a Registered Surveyor for advice or current survey report. Should any encroachments exist or other affectations be noted by a survey report, this report should be returned to the valuer for comment. We reserve the right to amend our report upon receipt of this information.

Land Dimensions / Area

Unless stated as otherwise in this report we advise that we have not searched or been provided with a copy of the current Title or Registered Plans and that any dimensions or land areas quoted in this report have been obtained from third party information sources and whilst every endeavour has been made to verify such information we accept no responsibility for inaccuracy of any information provided and relied upon.

Environmental

The client acknowledges and recognises that the valuer is not an expert in identifying environmental hazards and compliance requirements affecting properties. The valuer has endeavoured to identify all matters of environmental concern and the effect they might have on the value of the property. However, the valuer will not be held liable nor responsible for his/her failure to identify all such matters of environmental concern and the impact which any environmental related issue has on the property and its value including loss arising from site contamination; or the non-compliance with environmental laws; or cost associated with the cleanup of the property to which an environmental hazard has been recognised, including action by the Environmental Protection Agency to recover clean up costs pursuant to the relevant Environmental Protection Act.

Certificate of Title / Easements & Encumbrances

Unless stated otherwise in this report we advise that a copy of the current Certificate of Title has not been provided or searched. This valuation assumes clear title. Should any encumbrances, easements, leases or other restrictions not mentioned in this report be known or discovered then the valuation should be referred to the valuer for comment. We recommend a full title search be carried out. Should any easements, encumbrances or impediments on title be noted, our report should be returned for comment or amendment at that time. We reserve the right to amend our report at that time.

Prudent Lending

This valuation is prepared on the assumption that the lender as referred to in the valuation report (and no other), may rely on the valuation for mortgage finance purposes and the lender has complied with its own lending guidelines as well as prudent finance industry lending practices, and has considered all prudent aspects of credit risks for any potential borrower, including the borrower's ability to service and repay any mortgage loan. Further, the valuation is prepared on the assumption that any such lender is providing mortgage finance at a conservative and prudent loan to valuation ratio. This clause (Prudent Lenders Clause) only applies if the lender is not a lender regulated by the Banking Act of 1959.

Town Planning, Building and Other Searches

We advise that a search with the appropriate Council or other relevant authorities has not been carried out or has not been obtained and therefore this valuation has been undertaken on the assumption that all necessary and appropriate town planning and/or building, consents, approvals and certifications have been issued for the use and occupation of the improvements as described in this report. We recommend the reader make their own enquiries in this regard. Should any issues arise from these enquiries, this report should be returned to the valuer for comment. We reserve the right to reassess value at that time.

Pest & Termite Infestation

We advise that the inspection of the subject property did not reveal any obvious visible pest or termite infestation within reasonably accessible areas to the valuer. The client acknowledges and recognises that the valuer is not a pest inspector or pest expert. The absence of pests, including termites, can only be confirmed by a suitably qualified expert after a comprehensive inspection and the use of specialist equipment. Should any pest or termite infestation issues become apparent, this report should be returned to the valuer for comment. We reserve the right to reassess the value of the property at that time.

Utility Services

We advise that the valuer has not tested any of the services. Should any utility service concerns become apparent, this report should be returned to the valuer for comment. We reserve the right to reassess the value of the property at that time.

Flood Search

We advise that we have not undertaken a formal search to confirm whether or not the property is subject to flooding, or has previously been flooded. We recommend you undertake your own enquiries in this regard. Should any issues arise this report should be referred back to the valuer for comment and or amendment.

First Mortgage

This valuation is provided on the basis that it may be used for first mortgage security purposes only.

Comparable Sales Evidence

The comparable sales evidence used in this valuation report are considered the most relevant sales based on our research, both in terms of physical comparison to the subject property and allowing for market changes between sale and valuation date. In many cases, we have not physically inspected the interior of the sales evidence quoted and have relied on sales evidence as recorded in available property sales databases. We therefore cannot guarantee the accuracy of the information provided.

Full Disclosure & Reasonably Available Information

The instructing party acknowledges its responsibility for full disclosure of all relevant information and undertakes to provide all relevant documents in its possession that may have an effect on the service to be provided. This valuation is based upon information reasonably available to the valuer as at the date of issue in accordance with usual valuation practices.

10. CAPPED LIABILITY SCHEME

Liability limited by a scheme approved under Professional Standards Legislation.

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Valuer to sign: 

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