

SALE PRICE APPRAISAL

Item

Item Schedule

1. OWNER (CLIENT)

Name: **Impact Group Australia Pty Ltd**

Address: **5/8 Nevilles St, Underwood Q 4119**

Contact No.: **(07) 3489 6000**

Email: **gerard.mchugh@impactgrouppaus.com.au**

2. PROPERTY

Address: **Lot 29 Unit 1 Kings Cres, Gatton Q 4343**

Description: **3 x bedroom, 2 x bathroom duplex unit.**

(eg. house, unit, land)

Internal Features:

Open plan living unit.

External Features:

Fully fenced and landscaped turn key property - brand new.

3. APPRAISAL

We (the Agent) have been required by the Owner to provide an appraisal with respect to likely sale price of the Property (Item 2).

Such sale price appraisal would indicate a sale price for such Property of between:

\$320,000

and **\$335,000**

Such appraisal is not a valuation, it is an assessment or estimate only, that is to say it is merely an expression of opinion given gratuitously. It is prepared solely for the Owner and no other party and, whilst all care has been taken, no guarantee can be given as to a possible future sale price. Such appraisal is based on sale prices obtained for similar properties in the general area.

We would be pleased to list the Property for sale, in which case a more detailed appraisal would be carried out by our agency.

4. AGENT DETAILS

Name: **Noel Thornberry Productions Pty Ltd T/as Gatton & Laidley Real Estate**

Address: **78 Railway Street, Gatton QLD 4343**

ABN: **71463161238**

Phone: **0434 481 138**

Fax:

Mobile: **0434 481 138**

Contact:

Email: **noel.glre@optusnet.com.au**

5. SIGNATURE

Agent:

Date: **11 / 12 / 2018**