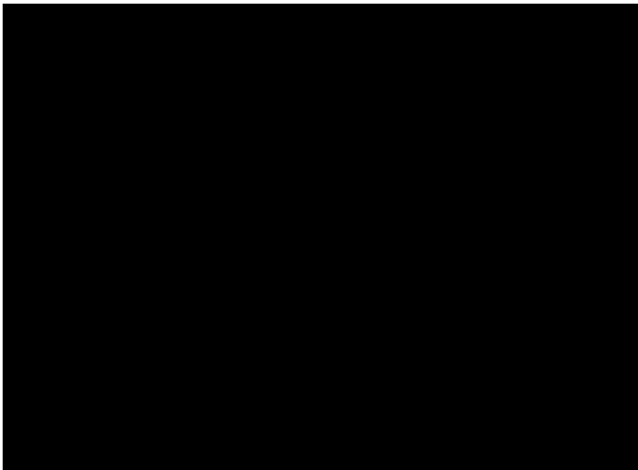


Date of Valuation: [REDACTED]

[REDACTED]

1. Valuation Summary



AGGREGATED MARKET VALUE (Existing)
\$6,200,000
 (Six Million, Two Hundred Thousand Dollars) GST Free Supply

AGGREGATED MARKET VALUE RANGE (Existing)
\$6,000,000 to \$6,400,000
 (Six Million Dollars to Six Million, Four Hundred Thousand Dollars)
 GST Free Supply

Market Value (Existing)

Door number	Legal unit no.	Market value	Market Range Lower	Market Range Upper
[REDACTED]	[REDACTED]	\$600,000	\$580,000	\$620,000
[REDACTED]	[REDACTED]	\$580,000	\$560,000	\$600,000
[REDACTED]	[REDACTED]	\$580,000	\$560,000	\$600,000
[REDACTED]	[REDACTED]	\$580,000	\$560,000	\$600,000
[REDACTED]	[REDACTED]	\$580,000	\$560,000	\$600,000
[REDACTED]	[REDACTED]	\$610,000	\$590,000	\$630,000
[REDACTED]	[REDACTED]	\$570,000	\$550,000	\$590,000
[REDACTED]	[REDACTED]	\$700,000	\$680,000	\$720,000
[REDACTED]	[REDACTED]	\$700,000	\$680,000	\$720,000
[REDACTED]	[REDACTED]	\$700,000	\$680,000	\$720,000

Instructed By	ACT Government
Prepared For	ACT Government <i>Refer: 4.2 Extension of Liability & Confidentiality</i>
Registered Owner	Titles not searched
Purpose of Valuation	Pre-Purchase/Acquisition Advising Purposes
Interest Valued	Crown Leasehold
Valuation Component	Existing Property

Brief Description The subject assessment comprises of ten established units of varying levels, aspect and accommodation attributes within the development [REDACTED] which was constructed in [REDACTED]. The development is positioned on the northwest location of [REDACTED] and bound by [REDACTED]. The subject units offer either two bedroom or three bedroom accommodation with typical finishes and inclusions found within multi-units within the [REDACTED] and broader Canberra unit market.

Date of Valuation: [REDACTED]

Valuation Approach/Methods Direct Comparison

Date of Inspection [REDACTED]

Date of Valuation [REDACTED]

Date of Issue [REDACTED]

Assumptions, Disclaimers,
Limitations & Qualifications

This valuation report is provided subject to the assumptions, disclaimers, limitations and qualifications detailed both throughout this report and within the Assumptions, Disclaimers, Limitations & Qualifications section of this report. Reliance on this report and extension of our liability is conditional upon the reader's acknowledgement and understanding of these statements. This valuation is for the use only of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of the content of this valuation.

Capped Liability Scheme

Liability Limited under a scheme approved under Professional Standards Legislation

Prepared By

CBRE Residential Valuations Pty Ltd.

Valuation Firm Reference [REDACTED]

Valuer:

Authorising Valuer

Valuation Manager/FAPI CPV/API No [REDACTED]

Director/AAPI CPV/API No [REDACTED]

Whilst not having inspected the subject property, I the counter signatory, acting in the capacity as a Supervising Member, have reviewed the draft Valuation Report and working papers, and based upon that review and questioning of the Primary Valuer (as appropriate), I am satisfied there is a reasonable basis for the valuation process undertaken and the methodology adopted by the Primary Valuer.