




## Assessment

Interest Valued	Crown Leasehold	Valuation Component	Existing Property
Market Value	\$515,000 Five Hundred and Fifteen Thousand Dollars (GST Free Supply)		
Market Value Range	\$500,000 - \$530,000		
Replacement Insurance	Body Corporate Responsibility		
Market Rental (per week)	\$500		
Assessment Date		Inspection Date	
Job No.			

I hereby certify that I personally inspected this property on the inspection date noted and have carried out the assessments as at the assessment 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 to which it is addressed, and should not be used by any other party for any other purposes. This report has not been prepared for mortgage purposes. 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/s this Report for any other purpose apart from that expressly outlined herein.

This Report is made specifically in accordance with the client's instructions and must be interpreted with those instructions.

This report has been prepared for the use of ACT Government - Community Services Directorate and can only be relied upon by the Instructing party for the specific purpose of Pre-Purchase/Acquisition Advising Purposes.

No responsibility or liability is accepted by the Valuer or CBRE in the event that any party relies, uses, distributes, publishes and/or otherwise represents anything contained in this report for any purpose apart from the specific purpose noted herein. This report cannot be relied upon by any other party for any purpose. Other parties are advised to obtain their own independent valuation report or advice, if they