

Additional Comments

Observations

Owners' Corporation:
No documentation from the relevant Owners' Corporation to establish the existence of any outstanding or impending levies attributable to the subject unit has been sighted by the valuer and none are assumed to exist. Should such levies exist, we advise that there may be a detrimental effect on marketability and market

value.

Unsettled Sales Evidence:

In utilising the direct comparison method of assessment we have analysed additional recent sales evidence which has not yet reached settlement. These recent transactions provide an indication of current market levels for properties similar to the subject.

Valuation Rationale

Methodology

The valuation has been completed using a market approach which relies on information on transactions involving properties that are similar to the subject property, the most relevant of which are summarised in the Sales Evidence section of this report. A comparable transactions method of valuation was adopted, and adjustments were made for any material differences between the comparable transactions and the subject property in the form of a value deduction or addition. Adjustments to account for any changes in property prices since the sale date were also completed where necessary.

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Adjustments were for various attributes considered relevant to market participants and the comparison comments in the Sales Evidence section of the report provide the primary reasons for the adjustments. In view of all adjusted comparables, the valuer developed a final indication of value for the subject property.

Market Value

\$640,000

Six Hundred and Forty Thousand

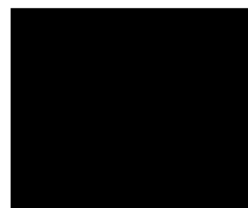
Market Range

\$590,000 - \$690,000

Valuer



Authorising Valuer



Date of Issue

[REDACTED]

Client Reference

Not Supplied

Inspection Type

Internal