

Additional Comments

Observations

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.

Environmental Issues

Bushfire prone land.

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.

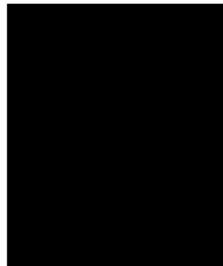
Market Value

\$510,000

Five Hundred and Ten Thousand

Market Range

\$460,000 - \$560,000



Date of Issue

[REDACTED]

Client Reference

Not Supplied

Inspection Type

Internal