

Valuation statement The 'As Is' value is assessed at:
\$670,000
(Six Hundred and Seventy Thousand Dollars)
The 'As Is' value range is assessed between:
\$640,000 and \$700,000

Date of inspection

Date of valuation

Valuation prepared by

Liability limited by a scheme approved under Professional Standards Legislation.

Jones Lang LaSalle Advisory Services Pty Ltd

ABN: 56 003 262 600

Email: ResValuations.VAAct@jll.com

This Executive Summary should be read in conjunction with the detailed valuation report and should not be relied upon in isolation.

This valuation is for the use 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 the valuation.

No conflict of interest: We confirm that we do not have any conflict of interest with the parties involved or any other matters in relation to this valuation.

Additional Comments

Observations

The property comprises a 2010 built, detached, single storey, dwelling of brick veneer construction with a concrete tile roof.

Accommodation comprises 2 bedrooms, 1 bathrooms and a 1 car garage. Property presents in a good condition. Living area: 84sqm.

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. The primary method was supported by the summation of land and improvements. The summation method is formally recognised under the IVS Cost Approach but in this instance 'summation' refers to the method of adding the separate values of land and improvements as determined by applying a market approach.

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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.

Market Value

\$650,000

Six Hundred and Fifty Thousand

Market Range

\$625,000 - \$675,000

Land Value

\$325,000

Improvement Value

\$325,000

Date of Issue

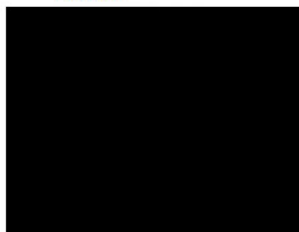
Client Reference

Not Supplied

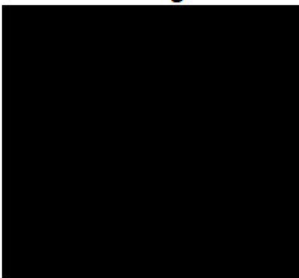
Inspection Type

Internal

Valuer



Authorising Valuer



Market Value Range

We consider the current market value of this property is within the range depicted below:

\$ 470,000.00

Upper Limit

This range is the high end or upper limit of our price expectations based upon the available market evidence. If the property were to sell for above this level it may indicate an over anxious purchaser or a strong and rising market

\$ 460,000.00

Expected

Based on our analysis and the available market evidence we believe the value of the property is most likely within this range.

\$ 425,000.00

Conservative

This range is the lower end of our price expectations based on the available market evidence. Should the property sell for less than this level this may indicate a declining market or unusual circumstances.

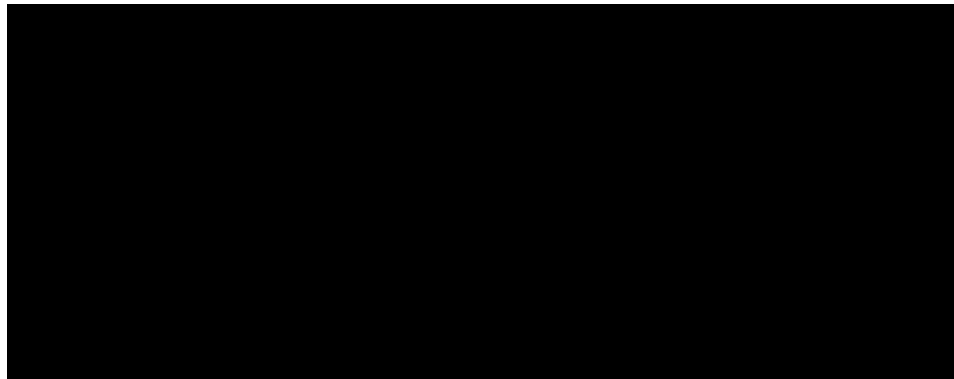
VALUATION

Subject to the assumptions and qualifications contained within the body of this report, as at [REDACTED], the subject property is assessed as follows:

Market Value 'As Is'	\$ 460,000 (Four Hundred and Sixty Thousand Dollars)
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This valuation is on the basis the property is input taxed and free of GST and does not have regard to the financial circumstances of the current owner(s) nor previous transactions upon the property which may impact upon the status of the property in relation to GST. Should the property not qualify as GST free, this assessment is inclusive of GST.

The Primary Valuer has personally inspected the property and carried out the assessment of value. The Primary Valuer has assumed responsibility for the opinions contained in the valuation report. The Counter Signatory has not inspected the property and is acting in the capacity of a Supervising Valuer to satisfy the requirements of a Professional Standards Scheme approved under Professional Standards Legislation.



Whilst not having inspected the subject property, I the countersignatory, 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.

Other Assessments

Insurance Replacement Cost Estimate Body Corporate Responsibility

Rental \$ 475.00 per week unfurnished.

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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Market Value

\$440,000

Four Hundred and Forty Thousand

Market Range

\$410,000 - \$470,000

Weekly Rent

\$460 per week

Date of Issue

[REDACTED]

Client Reference

Not Supplied

Inspection Type

Internal

Authorising Valuer

[REDACTED]

Valuation statement The 'As Is' value is assessed at:
\$690,000
(Six Hundred and Ninety Thousand Dollars)
The 'As Is' value range is assessed between:
\$670,000 and \$710,000

Date of inspection [REDACTED]

Date of valuation [REDACTED]

Valuation prepared by [REDACTED]

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No conflict of interest: We confirm that we do not have any conflict of interest with the parties involved or any other matters in relation to this valuation.

Market Value

\$680,000

Six Hundred and Eighty Thousand

Market Range

\$660,000 - \$700,000



Market Rent

\$670 per week

Date of Issue

[REDACTED]

Client Reference

Not Supplied

Inspection Type

Internal

Valuation statement The 'As Is' value is assessed at:
 \$640,000
 (Six Hundred and Forty Thousand Dollars)
 The 'As Is' value range is assessed between:
 \$610,000 and \$670,000

Date of inspection [REDACTED]

Date of valuation [REDACTED]

Valuation prepared by [REDACTED]

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Market Value

\$610,000

Six Hundred and Ten Thousand

Market Range

\$590,000 - \$630,000

Market Rent

\$620

Replacement Insurance:

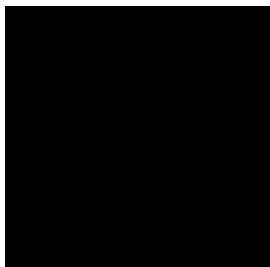
Body Corporate Responsibility

Date of Issue

[REDACTED]

Inspection Type

Internal



Valuation statement The 'As Is' value is assessed at:
\$680,000
(Six Hundred and Eighty Thousand Dollars)
The 'As Is' value range is assessed between:
\$660,000 and \$700,000

Date of inspection [REDACTED]

Date of valuation [REDACTED]

Valuation prepared by [REDACTED]

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Market Value

\$680,000

Six Hundred and Eighty Thousand

Market Range

\$660,000 - \$700,000

Date of Issue

\$675 per week

Date of Issue

[REDACTED]

Client Reference

Not Supplied

Inspection Type

Internal



Assessment

Interest Valued	Crown Leasehold	Valuation Component	Existing Property
Market Value	\$530,000 Five Hundred and Thirty Thousand Dollars (GST Free Supply)		
Market Value Range	\$510,000 - \$550,000		
Replacement Insurance	Body Corporate Responsibility		
Market Rental (per week)	\$570		
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.

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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 require a valuation for their own use.

This assessment is current as at the date of assessment only. The value assessed herein may change significantly and unexpectedly over a relatively short period (including as a result of general market movement or factors specific to the particular property). We do not accept liability for losses arising from such subsequent changes in value.

Without limiting the generality of the above comment, we do not assume any responsibility or accept any liability, nor should reliance be placed upon the assessment, or anything contained within the assessment report where this assessment report is relied upon after the expiration of 90 days from the date of assessment, or such earlier date if you or someone acting on your behalf with CBRE's prior written agreement become aware or are aware of any factors that have any effect on the assessment.

ESG considers and prioritises Environmental, Social, and Corporate Governance aspects when assessing a property. Our valuation has considered readily apparent ESG aspects that are relevant to the market segment and property type. Prospective purchasers/owners in this segment are generally not impacted by governance policies and any consideration to environmental and social aspects are usually outweighed by personal and/or financial considerations such as location/lifestyle or return on investment. Any observations or comments made in relation to aspects of ESG are provided in our capacity as a valuer only and where further advice or information is required, an appropriately qualified advisor should be engaged.

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

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Market Value

\$565,000

Five Hundred and Sixty Five Thousand

Market Range

\$540,000 - \$590,000

Weekly Rent

\$590 per week

Date of Issue

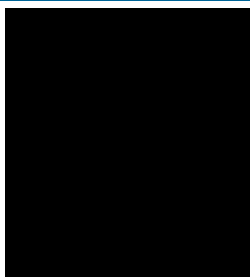
[REDACTED]

Client Reference

Not Supplied

Inspection Type

Internal



Valuation statement The 'As Is' value is assessed at:
\$700,000
(Seven Hundred Thousand Dollars)
The 'As Is' value range is assessed between:
\$670,000 and \$730,000

Date of inspection [REDACTED]

Date of valuation [REDACTED]

Valuation prepared by [REDACTED]

Liability limited by a scheme approved under Professional Standards Legislation.

Jones Lang LaSalle Advisory Services Pty Ltd

ABN: 56 003 262 600

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No conflict of interest: We confirm that we do not have any conflict of interest with the parties involved or any other matters in relation to this valuation.

Market Value

\$695,000

Six Hundred and Ninety Five Thousand

Market Range

\$675,000 - \$715,000

Market Rent

\$685 per week.

Date of Issue

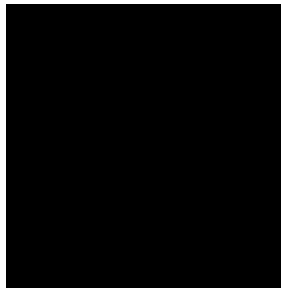
[REDACTED]

Client Reference

Not Supplied

Inspection Type

Internal



Valuation statement The 'As Is' value is assessed at:
\$550,000
(Five Hundred and Fifty Thousand Dollars)
The 'As Is' value range is assessed between:
\$530,000 and \$570,000

Date of inspection
Date of valuation
Valuation prepared by

[REDACTED]

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Market Value

\$525,000

Five Hundred and Twenty Five Thousand

Market Range

\$500,000 - \$550,000

Market Rent

\$525 per week

Date of Issue

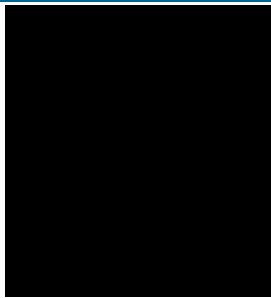
[REDACTED]

Client Reference

Not Supplied

Inspection Type

Internal



Assessment

Interest Valued	Crown Leasehold	Valuation Component	Existing Property
Market Value	\$720,000 Seven Hundred and Twenty Thousand Dollars (GST Free Supply)		
Market Value Range	\$700,000 - \$740,000		
Replacement Insurance	Body Corporate Responsibility		
Market Rental (per week)	\$650		
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.

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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.

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This assessment is current as at the date of assessment only. The value assessed herein may change significantly and unexpectedly over a relatively short period (including as a result of general market movement or factors specific to the particular property). We do not accept liability for losses arising from such subsequent changes in value.

Without limiting the generality of the above comment, we do not assume any responsibility or accept any liability, nor should reliance be placed upon the assessment, or anything contained within the assessment report where this assessment report is relied upon after the expiration of 90 days from the date of assessment, or such earlier date if you or someone acting on your behalf with CBRE's prior written agreement become aware or are aware of any factors that have any effect on the assessment.

ESG considers and prioritises Environmental, Social, and Corporate Governance aspects when assessing a property. Our valuation has considered readily apparent ESG aspects that are relevant to the market segment and property type. Prospective purchasers/owners in this segment are generally not impacted by governance policies and any consideration to environmental and social aspects are usually outweighed by personal and/or financial considerations such as location/lifestyle or return on investment. Any observations or comments made in relation to aspects of ESG are provided in our capacity as a valuer only and where further advice or information is required, an appropriately qualified advisor should be engaged.

Additional Comments

Observations

The property is in close proximity to overhead power lines (approx. 285m) which is considered to have an adverse impact on the property.

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.

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.

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

\$745,000

Seven Hundred and Forty Five Thousand

Market Range

\$725,000 - \$775,000

Market Rent

\$650 per week

Date of Issue

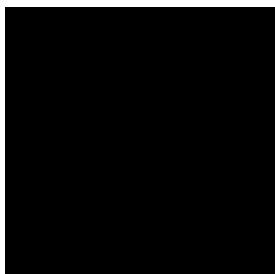
[REDACTED]

Client Reference

Not Supplied

Inspection Type

Internal



Market Value Range

We consider the current market value of this property is within the range depicted below:

\$ 700,000.00

Upper Limit

This range is the high end or upper limit of our price expectations based upon the available market evidence. If the property were to sell for above this level it may indicate an over anxious purchaser or a strong and rising market

\$ 665,000.00

Expected

Based on our analysis and the available market evidence we believe the value of the property is most likely within this range.

\$ 650,000.00

Conservative

This range is the lower end of our price expectations based on the available market evidence. Should the property sell for less than this level this may indicate a declining market or unusual circumstances.

VALUATION

Subject to the assumptions and qualifications contained within the body of this report, as at [REDACTED], the subject property is assessed as follows:

Market Value 'As Is'

\$ 665,000
(Six Hundred and Sixty-Five Thousand Dollars)

This valuation is on the basis the property is input taxed and free of GST and does not have regard to the financial circumstances of the current owner(s) nor previous transactions upon the property which may impact upon the status of the property in relation to GST. Should the property not qualify as GST free, this assessment is inclusive of GST.

Other Assessments

Insurance Replacement Cost Estimate Body Corporate Responsibility

Rental \$ 600.00 per week unfurnished.

Valuation statement The 'As Is' value is assessed at:
\$670,000
(Six Hundred and Seventy Thousand Dollars)
The 'As Is' value range is assessed between:
\$650,000 and \$690,000

Date of inspection [REDACTED]
Date of valuation [REDACTED]
Valuation prepared by [REDACTED]

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Assessment

Interest Valued	Crown Leasehold	Valuation Component	Existing Property
Market Value	\$760,000 Seven Hundred and Sixty Thousand Dollars (GST Free Supply)		
Market Value Range	\$740,000 - \$780,000		
Replacement Insurance	Body Corporate Responsibility		
Market Rental (per week)	\$650		
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.

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Additional Comments

Observations

Owners' Corporation:

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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

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Market Value

\$740,000

Seven Hundred and Forty Thousand

Market Range

\$720,000 - \$760,000

Market Rent

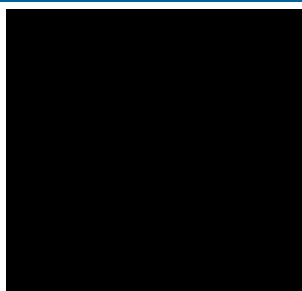
\$765 pw

Date of Issue

[REDACTED]

Inspection Type

Internal



Valuation statement

The 'As Is' value is assessed at:
\$720,000
(Seven Hundred and Twenty Thousand Dollars)
The 'As Is' value range is assessed between:
\$700,000 and \$740,000

Date of inspection

[REDACTED]

Date of valuation

[REDACTED]

Valuation prepared by

[REDACTED]

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Additional Comments

Observations

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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

\$650,000

Six Hundred and Twenty Thousand

Market Range

\$625,000 - \$675,000

Market Rent (unfurnished)

\$620 per week

Date of Issue

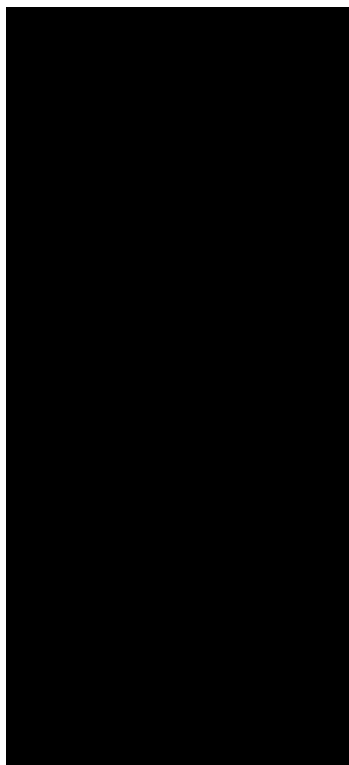
[REDACTED]

Client Reference

Not Supplied

Inspection Type

Internal



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Interest Valued	Crown Leasehold	Valuation Component	Existing Property
Market Value	\$620,000 Six Hundred and Twenty Thousand Dollars (GST Free Supply)		
Market Value Range	\$600,000 - \$640,000		
Replacement Insurance	Body Corporate Responsibility		
Market Rental (per week)	\$600		
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 require a valuation for their own use.

This assessment is current as at the date of assessment only. The value assessed herein may change significantly and unexpectedly over a relatively short period (including as a result of general market movement or factors specific to the particular property). We do not accept

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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Market Value

\$625,000

Six Hundred and Twenty Five Thousand

Market Range

\$615,000 - \$635,000

Market Rent

\$600 p/week

Date of Issue

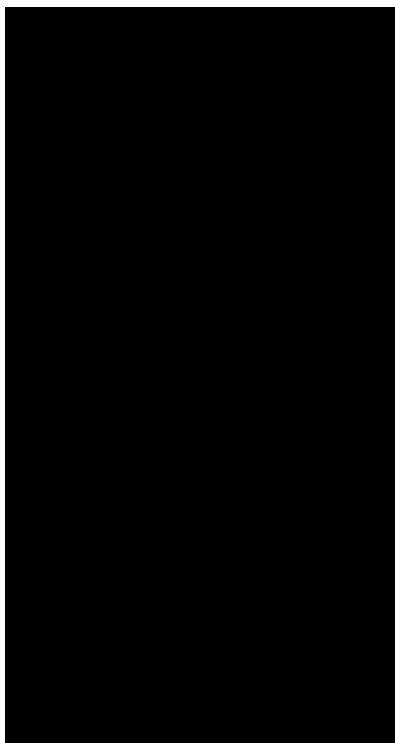
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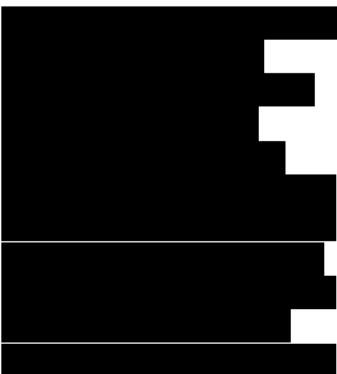
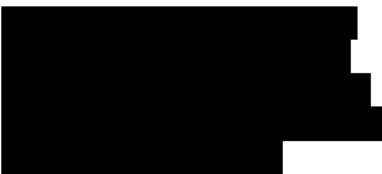
Client Reference

Not Supplied

Inspection Type

Internal



				
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Assessment

Interest Valued	Crown Leasehold	Valuation Component	Existing Property
Market Value	\$730,000 Seven Hundred and Thirty Thousand Dollars (GST Free Supply)		
Market Value Range	\$710,000 - \$750,000		
Replacement Insurance	Body Corporate Responsibility		
Market Rental (per week)	\$650		
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 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 require a valuation for their own use.

This assessment is current as at the date of assessment only. The value assessed herein may change significantly and unexpectedly over a relatively short period (including as a result of general market movement or factors specific to the particular property). We do not accept liability for losses arising from such subsequent changes in value.

Market Value

\$680,000

Six Hundred and Eighty Thousand

Market Range

\$630,000 - \$730,000

Weekly Rent

\$580 per week

Date of Issue

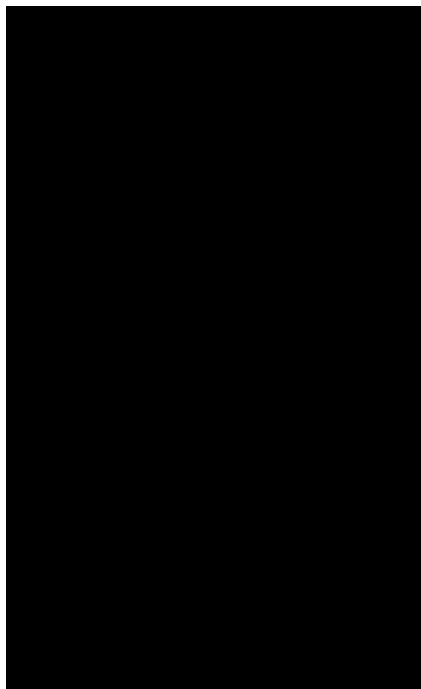
[REDACTED]

Client Reference

Not Supplied

Inspection Type

Internal



14 Valuation

Insurance estimate	Body Corporate Responsibility.				
'As Is' market value	Based on our assessment of the sales evidence analysed, we consider the properties to have an 'As Is' Market Value as at [REDACTED] as follows:				
	Unit No	As Is Value	Value Range	As Is Rent	Rent Range
	[REDACTED]	\$480,000	\$460,000 - \$500,000	\$550	\$520 - \$580
	[REDACTED]	\$620,000	\$590,000 - \$650,000	\$620	\$590 - \$650
	[REDACTED]	\$620,000	\$590,000 - \$650,000	\$620	\$590 - \$650
	[REDACTED]	\$620,000	\$590,000 - \$650,000	\$620	\$590 - \$650
	[REDACTED]	\$620,000	\$590,000 - \$650,000	\$620	\$590 - \$650
	[REDACTED]	\$630,000	\$600,000 - \$660,000	\$660	\$630 - \$690
	[REDACTED]	\$640,000	\$610,000 - \$670,000	\$670	\$640 - \$700
	[REDACTED]	\$640,000	\$610,000 - \$670,000	\$670	\$640 - \$700
	[REDACTED]	\$640,000	\$610,000 - \$670,000	\$670	\$640 - \$700
	[REDACTED]	\$640,000	\$610,000 - \$670,000	\$670	\$640 - \$700
Valuation prepared by	[REDACTED]				
Liability limited by a scheme approved under Professional Standards Legislation.					
	www.jll.com.au				
Date of inspection	[REDACTED]				
Date of valuation	[REDACTED]				

1.4 Valuation Details

Address	Unit Number	Market Value	Market Value Range Low	Market value Range High	Rent
		\$625,000	\$595,000	\$655,000	\$630
		\$605,000	\$575,000	\$635,000	\$625
		\$625,000	\$595,000	\$655,000	\$630
		\$625,000	\$595,000	\$655,000	\$630
		\$625,000	\$595,000	\$655,000	\$625
		\$605,000	\$575,000	\$635,000	\$625
		\$605,000	\$575,000	\$635,000	\$625
		\$605,000	\$575,000	\$635,000	\$625
		\$605,000	\$575,000	\$635,000	\$625
		\$625,000	\$595,000	\$655,000	\$625

Interest Valued Crown leasehold, unencumbered by any mortgage or other charge.

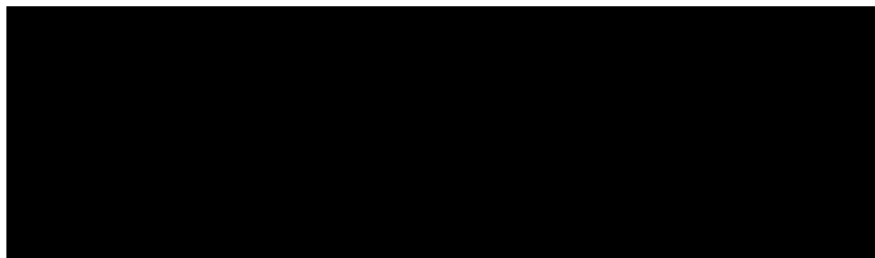
Date of Inspection

Valuation Date

Date Issued

Pecuniary Interest The valuer does not have any pecuniary interest that would conflict with the proper valuation of the property.

Signatories

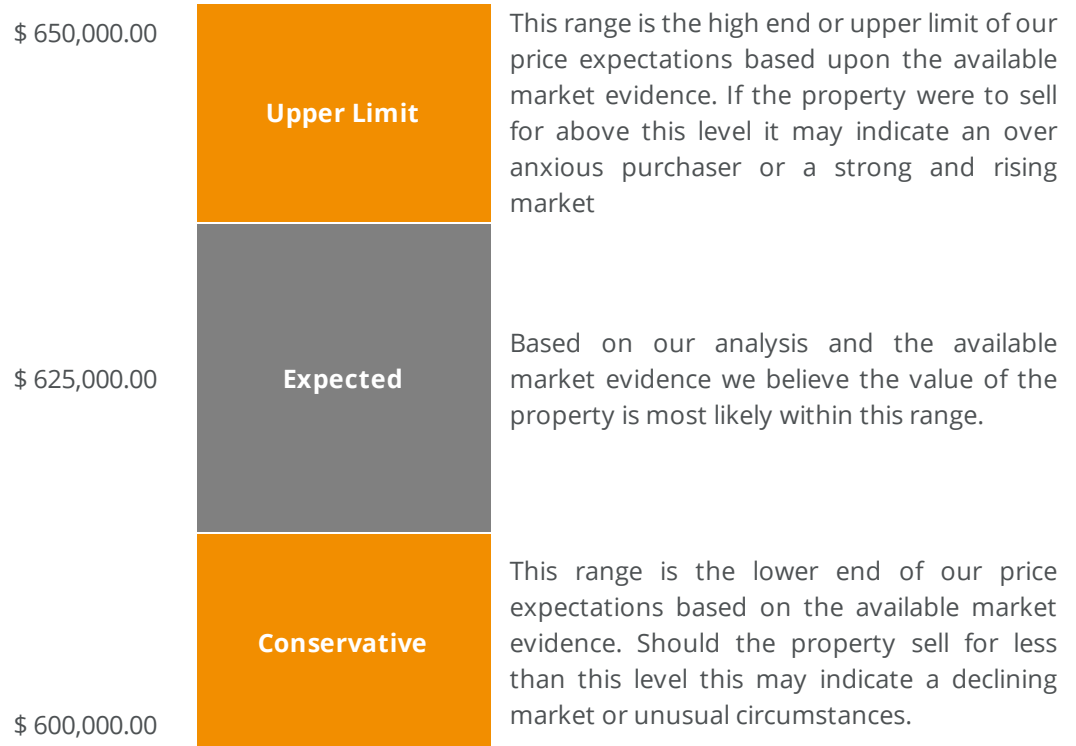


Important *This Executive Summary must be read in conjunction with the remainder of this report. The Executive Summary is only a synopsis designed to provide a brief overview and must not be acted upon in isolation to the contents of the valuation report.*

Supervising Member Declaration *The Supervising Member has reviewed the valuation report and working papers and based upon that review is satisfied that there is a reasonable basis for the valuation process undertaken and the methodology adopted by the Valuer. The Supervising Member did not inspect the subject property and may not have inspected comparable evidence. The opinion of value has been arrived at by the Valuer who undertook the inspection and prepared the valuation calculations. The Supervising Member confirms that the report is genuine and is endorsed by Opteon Property Group Pty Ltd.*

Market Value Range

We consider the current market value of this property is within the range depicted below:

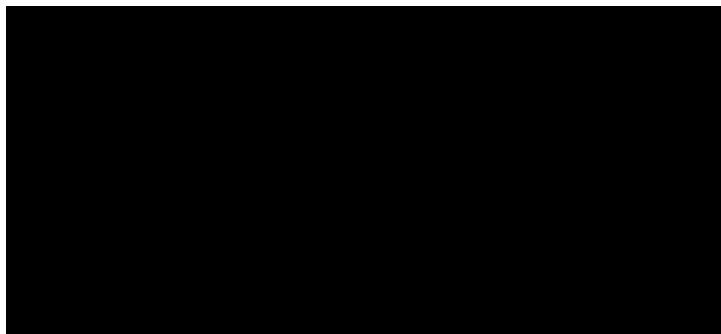


VALUATION

Subject to the assumptions and qualifications contained within the body of this report, as at [REDACTED] the subject property is assessed as follows:

Market Value 'As Is'	\$ 625,000 (Six Hundred and Twenty-Five Thousand Dollars)
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This valuation is on the basis the property is input taxed and free of GST and does not have regard to the financial circumstances of the current owner(s) nor previous transactions upon the property which may impact upon the status of the property in relation to GST. Should the property not qualify as GST free, this assessment is inclusive of GST.



Other Assessments

Insurance Replacement Cost Estimate Body Corporate Responsibility

Rental \$ 550.00 per week unfurnished.

Valuation statement The 'As Is' value is assessed at:
\$720,000
(Seven Hundred and Twenty Thousand Dollars)
The 'As Is' value range is assessed between:
\$700,000 and \$740,000

Date of inspection [REDACTED]

Date of valuation [REDACTED]

Valuation prepared by [REDACTED]

Liability limited by a scheme approved under Professional Standards Legislation.

Jones Lang LaSalle Advisory Services Pty Ltd
ABN: 56 003 262 600
Email: ResValuations.VAAct@jll.com

This Executive Summary should be read in conjunction with the detailed valuation report and should not be relied upon in isolation.
This valuation is for the use 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 the valuation.
No conflict of interest: We confirm that we do not have any conflict of interest with the parties involved or any other matters in relation to this valuation.

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.

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.

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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

\$725,000

Seven Hundred and Twenty Five Thousand

Market Range

\$700,000 - \$750,000

Weekly Rent

\$650

Date of Issue

[REDACTED]

Client Reference

Not applicable

Inspection Type

Internal

