

1.4 Valuation Details

Land Value	\$245,000	
Improvement Value	\$430,000	
Market Value - As Is	\$675,000	(Six Hundred and Seventy Five Thousand dollars)
Market Value Range	\$660,000 - \$690,000	

Interest Valued	Fee simple vacant possession
Date of Inspection and Valuation	8 February 2021
Date Issued	11 February 2021
Pecuniary Interest	We confirm that the valuer does not have any pecuniary interest that would conflict with the proper valuation of the property.

Signatories



David Hutchison
Managing Valuer
AAPI CPV
API No: 66592 QVRB No: 1228
Primary Valuer



Bret Taylor
Director
AAPI CPV
API No: 66581 QVRB No: 1404
Supervising Member

Important	<i>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.</i>
Counter Signatory Declaration	<i>The counter signatory acting in the capacity of a 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 Primary Valuer. The counter signatory did not inspect the subject property and may not have inspected comparable evidence. The opinion of value has been arrived at by the Primary Valuer who undertook the inspection and prepared the valuation calculations. The counter signatory confirms that the report is genuine and is endorsed by Opteon (Toowoomba) Pty Ltd.</i>
Digital Copies of Reports	<i>Where a report has been provided in digital copy and has not been received directly via our firm, the report contents, especially the valuations and critical assumptions, should be verified by contacting the issuing office to ensure the contents are bona fide. In particular if the reader of this report has suspicions that the report appears to be tampered or altered then we recommend the reader contact the issuing office.</i>
Reliance on Whole Report	<i>This valuation should be read in its entirety, inclusive of any summary and annexures. The valuer and valuation firm does not accept any responsibility where part of this report has been relied upon without reference to the full context of the valuation report.</i>