



**MADELEINE HICKS
REAL ESTATE**

01 July 2017

Michelle Meadows
17/216 Trouts Road
McDowall
QLD 4053

Dear Michelle,

Thank you for showing me your lovely property at 17/216 Trouts Road, McDowall 4053. Lot 17 on SP143102 in the Parish of Brisbane – Kedron.

I have considered recent comparable sales in the area and taken into account current market movements. Given this information, I would expect your property to achieve a sales result around \$400,000.00. Some evidence for this appraisal price can be found in the in the following properties:

- 13/28 Keona Road, McDowall 4053
L13 SP130803
3 bed 2 bath 1 Car
Sold Nov, 2016
\$405,000.00
- 25/28 Keona road, McDowall 4053
L25 SP130803
3 bed 2 bath 2 Car
Sold January, 2017
\$404,000.00
- 14/216 Trouts Road, McDowall 4053
L14 SP143102
3 bed 2 bath 1 Car
Sold December, 2016
\$400,000.00

Please let me know if you require any clarification on the information provided, or any further market advice. I look forward to assisting you in any way that will be useful to you in the coming months.

Yours sincerely

A handwritten signature in black ink, appearing to be 'MH' or similar, written in a cursive style.

Madeleine Hicks

Your Real Estate Partner

0413 733 617

DISCLAIMER "This market opinion has been prepared solely for the information of the client and not for any third party. Although every care was taken in arriving at the figure we stress that it is an opinion only and not to be taken as a sworn valuation. We must add to this warning that we shall not be responsible should our market opinion or any part thereof be incorrect or incomplete in any way."