

PROPERTY MARKET VALUE REPORT

Date prepared: 21st December 2024

Property Address: **5/166 John St**
Maryborough QLD 4650

Property assessment date: **21st December 2024**

Calculated market value*: **\$238,819**



CoreLogic

Method to Calculate the Market Value of this property

The market value is determined from the details of the property listed on the following page, and calculated by the formula: Property Ranking Level multiplied by Suburb Value Level.

What is the level of quality and features of this property compared to others?

PROPERTY RANKING LEVEL

This Property Ranking Level is PRL3

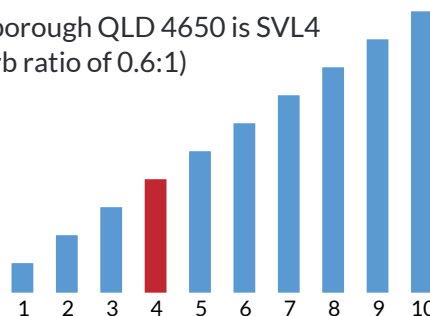


Properties of very similar standards are grouped into a property ranking level, from the lowest standard (PRL1) to the highest standard (PRL10).

How expensive are properties here compared to other places?

SUBURB VALUE LEVEL

Maryborough QLD 4650 is SVL4 (suburb ratio of 0.6:1)



The Suburb Value Level rates a suburb/town into a scale from the least expensive (SVL1) to the most expensive (SVL10).

SPECIFIC SALES DATA FOR MARYBOROUGH

Actual sale prices for Maryborough properties

| Lower End | Median | Upper End |
|-----------|--------|-----------|
| | | |

CITY AND STATE SALES DATA

Median sale prices for capital city / rest of state

| Greater Brisbane | Rest of Queensland |
|------------------|--------------------|
| | |



Ross McLelland CEO
BCom (Hons) UNSW, CMC, GRP.

SUMMARY OF THIS PROPERTY

The following details were used to calculate the Property Ranking Level and then the market value of this property.

Property Address

5/166 John St
Maryborough QLD 4650



Commercial



52m²

Market Value
\$238,819

Property details

Individual features of this property

Type of dwelling

Commercial

Dwelling description

2 level walk-up building.

Style of building

Semi modern: Approx. 1970

External appearance of the property

Good.

Internal appearance of the property

Good.

Floor plan

Consulting room and reception



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The supply of properties in the current market

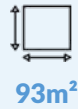
There is good supply with many properties like this one

The expected demand from buyers in the current market

There is good demand for properties like this one

COMPARABLE RECENT SALES FOR THIS PROPERTY

Property 1: 4/221 Lennox Street, Maryborough QLD 4650

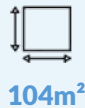


Sold
\$150000
Nov 2024

Comments: This property is 1 of 10 commercial properties in this older complex. Air conditioned tenancy with amenities, close car parking nearby. Includes reception area, 2 offices, open work area, kitchen and WC. Leased until 31st October 2024 with 2 x 1 year.



Property 2: 94 Walker Street, Maryborough QLD 4650

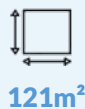


Sold
\$345,000
Jul 2024

Comments: This property is the entire complex featuring: 809m²* land area. Main Road frontage, 2 tenants currently operating. Both tenancies are currently leased. Rental income \$36,675.80* per annum, 7%* rental return.



Property 3: 8/221 Lennox Street, Maryborough QLD 4650



Sold
\$205,000
Aug 2024

Comments: This property is 1 of 10 commercial properties in this older complex. Floor area 123m²*. Air conditioned tenancy with amenities. Current lease income: \$25,461.60 plus GST per annum. Lease income from 1 January 2024 - \$26,480.00 plus GST per annum.



Specific comments: Situated in the St Stephens Medical Centre, this suite has a national tenant in place on a good lease with a further 2 + 2 year options, CPI and market reviews. Showing a very healthy 9% return. Current income \$22,285 per annum plus 100% outgoings.

METHOD OF CALCULATION - DETAILED EXPLANATION

Property Pricer is a maths-based, thorough, and technically advanced valuation method that measures and calculates all the features that impact on the value of a property.

Using a unique Property Points system and a special adaptation of CoreLogic sales data, we are able to provide professionals with valuations that are precise and reliable.

Our valuations are not computer generated! Our own staff research and input the property's specific details and current market conditions. Based on this information our tool calculates the Property Points, Property Ranking Levels and Suburb/Town Value Levels and finally converts all this data into a market value.

1. PROPERTY POINTS MEASUREMENT SYSTEM

Properties are assessed on over 55 features including the size of the building (not just the land), style, condition, aspect, proximity, renovations, views and distinctive features like pools and granny flats. The tool provides options to select from the highest to most basic, providing an extremely detailed property specific assessment. Points accumulate in the background depending on the options selected resulting in a total property point score for each specific property. Our points measurement system introduces a standard scale from which all properties can be measured and then valued.

2. PROPERTY RANKING LEVELS (PRL)

The property points are then applied to our Property Ranking Level structure, which groups properties of similar points, i.e. properties of very similar standards, into a property ranking level structure based on their total number of points, from the lowest to highest points from Property Ranking Level 1 (PRL1) through to Property Ranking Level 10 (PRL10). Consequently, Property Pricer introduces a new way to compare properties of equivalent quality and standard (but not necessarily the same market value).

3. SUBURB/TOWN VALUE LEVELS (SVL)

We apply a unique adaptation of CoreLogic sales data to create a suburb value index. Each suburb/town gets a calculated value level as a ratio, which reflects its relative monetary value in relation to all other suburbs/towns. The index is specific for each capital city and rest of the state/territory, rather than being calculated as a national index, which would lead to inaccuracies.

The SVL is derived when we enter the suburb/town name. **If there is insufficient sales data for a location** our staff select the most similar neighbouring suburb/town to calculate an accurate market value.

Property Pricer provides a common metric or language regardless of location or country. This enables an accurate like-for-like comparison of properties which are of a similar standard when we apply the SVL for the specific market by the local property market data. For example, a property which is a PRL6 in Sydney with a market value of \$1.8m, has a market value of \$1m in the regional NSW town of Orange, in Southport QLD it is \$1.25m, in South Melbourne \$1.3m, while in Auckland it is NZ\$1.9m, in London it is GB£1.5m and in New York US\$1.2m.

SEQUENCE OF MARKET CALCULATION METHOD



WHO WE ARE

Property Pricer provides a specialist residential property valuation service to professionals Australia-wide. We use our proprietary tool* and algorithms to achieve unprecedented accuracy, which is highly correlated to actual sales prices.

Trial testing of 3,000 properties Australia-wide proved that Property Pricer had 90% plus accuracy when compared to actual sale prices. As our confidence level is never less than 'High', it is not included with the current market value.

We are an independent, privately owned Australian company with no affiliation to any other businesses.

*US Patent Pending.

CONTACT DETAILS

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