

## PROPERTY VALUATION SUMMARY

Reference: hovr-basic-9004 | Valuation Date: 18 June 2026

### 9 Wattle Court, Fernvale QLD 4073




Type	Residential House	Bedrooms	3
Bathrooms	1	Car Spaces	1
Land (m <sup>2</sup> )	420	Building (m <sup>2</sup> )	148

# \$685,000

Estimated Range: \$650,000 - \$720,000

### Comparable Sales Evidence

Image	Address	Sale Price	Date	Adj %	Adj Value	Remarks
	3 Banksia Street, Fernvale QLD 4073	\$672,000	2026-04-22	+0.0%	\$672,000	Well-matched three-bedroom, one-bathroom dwelling on a comparable lot. Similar building quality and condition. Minor land area...
	21 Jacaranda Loop, Fernvale QLD 4073	\$655,000	2026-02-14	+3.0%	\$675,000	Slightly inferior - smaller land and building area, older kitchen fitout. Comparable bedroom and bathroom count. Adjusted upward 3% for land and...

	47 Rosewood Drive, Fernvale QLD 4073	\$698,000	2025-12-09	-1.5%	\$688,000	Superior - additional bathroom and marginally larger land and building. Adjusted downward 1.5% to account for bathroom superiority. Indexed...
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### Valuation Reconciliation

Method	Basis	Calc. Value	Weight	Weighted Value
Direct Comparison	Weighted average of three adjusted comparable sales	\$685,000	100%	\$685,000
<b>Reconciled Market Value</b>				<b>\$685,000</b>

### Prior Sales History

Sale Date	Sale Price	Sale Type	Agency	Days on Market
3 Nov 2020	\$495,000	Private Treaty	Sample Realty	22 days

### Rental History

First Listing				Last Listing	
Date	Rent/wk	Type	Agency	Date	Rent/wk
10 Apr 2018	\$380/wk	Residential Lease	Sample Realty	1 Jul 2023	\$450/wk

### Limitations & Assumptions

- This valuation is current as at the date of valuation only. Values may change and no liability is accepted for losses arising from changes in value after the valuation date.
- This report should not be relied upon after three (3) months from the date of valuation without written confirmation from the valuer.
- This is a desktop valuation. No physical inspection of the property was conducted. The assessment is based on market data, comparable sales, property records and publicly available information.
- Certificate of Title(s) and/or Lease(s) have not been inspected. Should legal advice indicate that encumbrances materially affect value, the valuer reserves the right to reconsider the assessment.
- The valuer is not aware of any contamination or environmental issues affecting the property. The assessment assumes the land is free from contamination. Should contamination be identified, the valuation may require amendment.
- This report is prepared solely for the use of the named client. No responsibility is accepted to any other third party for the whole or any part of its contents.

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### Statement of Valuer Independence

I, hovr Admin, hereby declare that I am completely independent of all parties to this transaction. I have no personal or financial interest in the subject property or its outcome. This valuation has been undertaken in good faith using objective, supportable, and verifiable market data.

#### Prepared By

Date of Report Issuance: **18 June 2026**

Effective Date of Valuation: **18 June 2026**

**hovr Admin | EQED Pty Ltd (hovr)**

Professional Credentials: **API Certified Practising Valuer (CPV)**

Registration Number: **111807**