

# Valuation Report

Residential Property

**Brisbane**  
Herron Todd White  
(Brisbane Residential) Pty Ltd  
ABN 36 092 577 716

Level 1, 811 Gympie Road  
Chermside Qld 4032  
PO Box 61 Chermside South Qld 4032  
Telephone (07) 3353 7500  
Facsimile (07) 3359 4150  
Email brisbaneresidential@htw.com.au  
htw.com.au



## Defence Housing Australia - Rental Certificate

Our Ref: [REDACTED]

Property address [REDACTED] Mitchelton, QLD  
4053

UPRN: [REDACTED]

**Rental Assessment Date:** 31 December 2013  
**Property Type:** Townhouse **Age** c2004  
**Construction:** **Walls** Brick veneer, Hardiplank **Roof** Concrete tiled  
**Heating / Cooling:** Split system air-conditioning, Ceiling fans  
**Accommodation:** 3 bedrooms, 2 bathrooms, powder room, kitchen, laundry, lounge/dining and courtyard.  
**Ancillary Improvements:** Concrete driveway, full boundary fencing and established landscaping.  
**Car Accommodation:** 1 car builtin garage  
**Rental Value:** **\$420 (pw)** (Four Hundred and Twenty dollars)

### Methodology

Definition of Market Rental: The estimated amount for which a property, or space within a property, should lease on the date of valuation between a willing lessor and a willing lessee on appropriate terms in an arm's-length transaction, after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion.

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**Comparable Rental Evidence** Recent leases in the area include:

Address	Lease Date	Rent (pw)
[REDACTED] Mitchelton	10/10/2013	\$390
Brief Comments: A modern, two storey, circa 2000 townhouse of chamferboard and brick veneer construction with a concrete tiled roof and a single lockup garage. Accommodation comprises 3 bedroom, 1 bathroom plus study. In good condition comprising approx 150sqm of living, garage and patio. Erected in a complex comprising of 34 townhouses. In Comparison to Subject: Overall inferior.		
[REDACTED], Mitchelton	10/10/2013	\$395
Brief Comments: A semi-modern, two storey, circa 1990 townhouse of brick veneer and lightweight composite clad construction with concrete tiled roof and single lockup garage. Accommodation comprises 3 bedroom, 1 bathroom. In good condition. Erected in a complex comprising 32 townhouses. In Comparison to Subject: Overall inferior.		
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Brief Comments: A modern, two storey circa 2005 attached dwelling of bagged and rendered brick veneer construction with colorbond roof and single lockup garage. Accommodation comprises 3 bedrooms, 2 bathrooms. The attached dwelling is situated on a 191 square metre, level, inside allotment. In good condition.  
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**Accommodation:** 3 bedrooms, 2 bathrooms, powder room, kitchen, laundry, lounge/dining and courtyard.  
**Ancillary Improvements:** Concrete driveway, full boundary fencing and established landscaping.  
**Car Accommodation:** 1 car builtin garage  
**Rental Value:** **\$420 (pw)** (Four Hundred and Twenty dollars)

#### Methodology

Definition of Market Rental: The estimated amount for which a property, or space within a property, should lease on the date of valuation between a willing lessor and a willing lessee on appropriate terms in an arm's-length transaction, after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion.

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**Comparable Rental Evidence** Recent leases in the area include:

Address	Lease Date	Rent (pw)
[REDACTED], Mitchelton	10/10/2013	\$390
Brief Comments: A modern, two storey, circa 2000 townhouse of chamferboard and brick veneer construction with a concrete tiled roof and a single lockup garage. Accommodation comprises 3 bedroom, 1 bathroom plus study. In good condition comprising approx 150sqm of living, garage and patio. Erected in a complex comprising of 34 townhouses. In Comparison to Subject: Overall inferior.		
[REDACTED], Mitchelton	10/10/2013	\$395
Brief Comments: A semi-modern, two storey, circa 1990 townhouse of brick veneer and lightweight composite clad construction with concrete tiled roof and single lockup garage. Accommodation comprises 3 bedroom, 1 bathroom. In good condition. Erected in a complex comprising 32 townhouses. In Comparison to Subject: Overall inferior.		
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Brief Comments: A modern, 2 storey circa 2002 townhouse of brick veneer and lightweight composite clad construction with concrete tiled roof and single lockup garage. Accommodation comprises 3 bedroom, 2 bathroom. In good condition comprising 139sqm (Incl garage) plus patio and courtyard. Erected in a complex comprising 23 townhouses. In Comparison to Subject: Overall similar.		
[REDACTED], Mitchelton	Current	\$420
Brief Comments: A modern, two storey circa 2003 townhouse of brick veneer construction with concrete tiled roof and single lockup garage. Accommodation comprises 3 bedroom, 2 bathroom. In good condition comprising 123sqm living (incl garage) plus patio, porch and courtyard. Erected in a complex comprising 35 townhouses and common pool. In Comparison to Subject: Overall similar.		

Brief Comments: A modern, two storey circa 2005 attached dwelling of bagged and rendered brick veneer construction with colorbond roof and single lockup garage. Accommodation comprises 3 bedrooms, 2 bathrooms. The attached dwelling is situated on a 191 square metre, level, inside allotment. In good condition.

In Comparison to Subject: Overall superior.



# Valuation Report

## Residential Property

**Brisbane**  
Herron Todd White  
(Brisbane Residential) Pty Ltd  
ABN 36 092 577 716

Level 1, 811 Gympie Road  
Chermside Qld 4032  
PO Box 61 Chermside South Qld 4032  
Telephone (07) 3353 7500  
Facsimile (07) 3359 4150  
Email brisbaneresidential@htw.com.au  
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### Defence Housing Australia - Rental Certificate

Our Ref: [REDACTED]

Property address [REDACTED] Mitchelton, QLD 4053

UPRN: [REDACTED]

**Rental Assessment Date:** 31 December 2013  
**Property Type:** Townhouse **Age** c2004  
**Construction:** **Walls** Brick veneer, Hardiplank **Roof** Concrete tiled  
**Heating / Cooling:** Split system air-conditioning, Ceiling fans  
**Accommodation:** 3 bedrooms, 2 bathrooms, powder room, kitchen, laundry, lounge/dining and courtyard.  
**Ancillary Improvements:** Concrete driveway, full boundary fencing and established landscaping.  
**Car Accommodation:** 1 car builtin garage  
**Rental Value:** **\$420 (pw) (Four Hundred and Twenty dollars)**

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Brief Comments: A modern, two storey circa 2003 townhouse of brick veneer construction with concrete tiled roof and single lockup garage. Accommodation comprises 3 bedroom, 2 bathroom. In good condition comprising 123sqm living (incl garage) plus patio, porch and courtyard. Erected in a complex comprising 35 townhouses and common pool. In Comparison to Subject: Overall similar.		

Brief Comments: A modern, two storey circa 2005 attached dwelling of bagged and rendered brick veneer construction with colorbond roof and single lockup garage. Accommodation comprises 3 bedrooms, 2 bathrooms. The attached dwelling is situated on a 191 square metre, level, inside allotment. In good condition.  
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### Defence Housing Australia - Rental Certificate

**Our Ref:** [REDACTED] **Property address** [REDACTED] Mitchelton, QLD 4053

**UPRN:** [REDACTED]

**Rental Assessment Date:** 31 December 2013  
**Property Type:** Townhouse **Age** c2004  
**Construction:** **Walls** Brick veneer, Hardiplank **Roof** Concrete tiled  
**Heating / Cooling:** Split system air-conditioning, Ceiling fans  
**Accommodation:** 3 bedrooms, 2 bathrooms, powder room, kitchen, laundry, lounge/dining and courtyard.  
**Ancillary Improvements:** Concrete driveway, full boundary fencing and established landscaping.  
**Car Accommodation:** 1 car builtin garage  
**Rental Value:** **\$420 (pw)** (Four Hundred and Twenty dollars)

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### Defence Housing Australia - Rental Certificate

**Our Ref:** [REDACTED] **Property address** [REDACTED] Mitchelton, QLD 4053

**UPRN:** [REDACTED]

**Rental Assessment Date:** 31 December 2013  
**Property Type:** Townhouse **Age** c2004  
**Construction:** **Walls** Brick veneer, Hardiplank **Roof** Concrete tiled  
**Heating / Cooling:** Split system air-conditioning, Ceiling fans  
**Accommodation:** 3 bedrooms, 2 bathrooms, powder room, kitchen, laundry, lounge/dining and courtyard.  
**Ancillary Improvements:** Concrete driveway, full boundary fencing and established landscaping.  
**Car Accommodation:** 1 car builtin garage  
**Rental Value:** **\$420 (pw)** (Four Hundred and Twenty dollars)

#### Methodology

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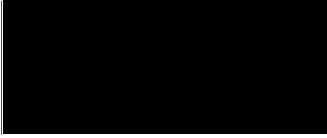
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## Residential Property

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### Defence Housing Australia - Rental Certificate

**Our Ref:** [REDACTED] **Property address** [REDACTED] Mitchelton, QLD 4053

**UPRN:** [REDACTED]

**Rental Assessment Date:** 31 December 2013  
**Property Type:** Townhouse **Age** c2004  
**Construction:** **Walls** Brick veneer, Hardiplank **Roof** Concrete tiled  
**Heating / Cooling:** Split system air-conditioning, Ceiling fans  
**Accommodation:** 3 bedrooms, 2 bathrooms, powder room, kitchen, laundry, lounge/dining and courtyard.  
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### Defence Housing Australia - Rental Certificate

Our Ref: [REDACTED]

Property address [REDACTED] Mitchelton, QLD 4053

UPRN: [REDACTED]

**Rental Assessment Date:** 31 December 2013  
**Property Type:** Townhouse **Age:** c2004  
**Construction:** **Walls** Brick veneer, Hardiplank **Roof** Concrete tiled  
**Heating / Cooling:** Split system air-conditioning, Ceiling fans  
**Accommodation:** 3 bedrooms, 2 bathrooms, powder room, kitchen, laundry, lounge/dining and courtyard.  
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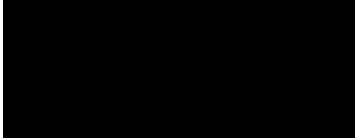
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Property address [REDACTED] Mitchelton, QLD 4053

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Our Ref: [REDACTED]

Property address [REDACTED] Mitchelton, QLD 4053

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**Construction:** **Walls** Brick veneer, Hardiplank **Roof** Concrete tiled  
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**Rental Value:** **\$420 (pw) (Four Hundred and Twenty dollars)**

#### Methodology

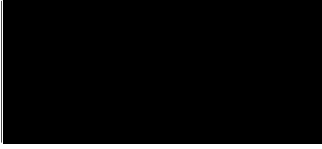
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**Comparable Rental Evidence** Recent leases in the area include:

Address	Lease Date	Rent (pw)
[REDACTED] Mitchelton	10/10/2013	\$390
Brief Comments: A modern, two storey, circa 2000 townhouse of chamferboard and brick veneer construction with a concrete tiled roof and a single lockup garage. Accommodation comprises 3 bedroom, 1 bathroom plus study. In good condition comprising approx 150sqm of living, garage and patio. Erected in a complex comprising of 34 townhouses. In Comparison to Subject: Overall inferior.		
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Brief Comments: A semi-modern, two storey, circa 1990 townhouse of brick veneer and lightweight composite clad construction with concrete tiled roof and single lockup garage. Accommodation comprises 3 bedroom, 1 bathroom. In good condition. Erected in a complex comprising 32 townhouses. In Comparison to Subject: Overall inferior.		
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Brief Comments: A modern, two storey circa 2003 townhouse of brick veneer construction with concrete tiled roof and single lockup garage. Accommodation comprises 3 bedroom, 2 bathroom. In good condition comprising 123sqm living (incl garage) plus patio, porch and courtyard. Erected in a complex comprising 35 townhouses and common pool. In Comparison to Subject: Overall similar.		

Brief Comments: A modern, two storey circa 2005 attached dwelling of bagged and rendered brick veneer construction with colorbond roof and single lockup garage. Accommodation comprises 3 bedrooms, 2 bathrooms. The attached dwelling is situated on a 191 square metre, level, inside allotment. In good condition.  
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# Valuation Report

## Residential Property

**Brisbane**  
 Herron Todd White  
 (Brisbane Residential) Pty Ltd  
 ABN 36 092 577 716

Level 1, 811 Gympie Road  
 Chermside Qld 4032  
 PO Box 61 Chermside South Qld 4032  
 Telephone (07) 3353 7500  
 Facsimile (07) 3359 4150  
 Email brisbaneresidential@htw.com.au  
 htw.com.au



### Defence Housing Australia - Rental Certificate

Our Ref: [REDACTED]

Property address [REDACTED] Mitchelton, QLD 4053

UPRN: [REDACTED]

**Rental Assessment Date:** 31 December 2013  
**Property Type:** Townhouse **Age:** c2004  
**Construction:** **Walls:** Brick veneer, Hardiplank **Roof:** Concrete tiled  
**Heating / Cooling:** Split system air-conditioning, Ceiling fans  
**Accommodation:** 3 bedrooms, 2 bathrooms, powder room, kitchen, laundry, lounge/dining and courtyard.  
**Ancillary Improvements:** Concrete driveway, full boundary fencing and established landscaping.  
**Car Accommodation:** 1 car builtin garage  
**Rental Value:** **\$420 (pw) (Four Hundred and Twenty dollars)**

#### Methodology

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### Defence Housing Australia - Rental Certificate

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**UPRN:** [REDACTED]

**Rental Assessment Date:** 31 December 2013  
**Property Type:** Townhouse **Age** c2004  
**Construction:** **Walls** Brick veneer, Hardiplank **Roof** Concrete tiled  
**Heating / Cooling:** Split system air-conditioning, Ceiling fans  
**Accommodation:** 3 bedrooms, 2 bathrooms, powder room, kitchen, laundry, lounge/dining and courtyard.  
**Ancillary Improvements:** Concrete driveway, full boundary fencing and established landscaping.  
**Car Accommodation:** 1 car builtin garage  
**Rental Value:** **\$420 (pw)** (Four Hundred and Twenty dollars)

#### Methodology

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### Defence Housing Australia - Rental Certificate

Our Ref: [REDACTED]

Property address [REDACTED] Mitchelton, QLD 4053

UPRN: [REDACTED]

**Rental Assessment Date:** 31 December 2013  
**Property Type:** Townhouse **Age:** c2004  
**Construction:** **Walls** Brick veneer, Hardiplank **Roof** Concrete tiled  
**Heating / Cooling:** Split system air-conditioning, Ceiling fans  
**Accommodation:** 3 bedrooms, 2 bathrooms, powder room, kitchen, laundry, lounge/dining and courtyard.  
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**Car Accommodation:** 1 car builtin garage  
**Rental Value:** **\$420 (pw) (Four Hundred and Twenty dollars)**

#### Methodology

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## Residential Property

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### Defence Housing Australia - Rental Certificate

**Our Ref:** [REDACTED] **Property address** [REDACTED] Mitchelton, QLD 4053

**UPRN:** [REDACTED]

**Rental Assessment Date:** 31 December 2013  
**Property Type:** Townhouse **Age** c2004  
**Construction:** **Walls** Brick veneer, Hardiplank **Roof** Concrete tiled  
**Heating / Cooling:** Split system air-conditioning, Ceiling fans  
**Accommodation:** 3 bedrooms, 2 bathrooms, powder room, kitchen, laundry, lounge/dining and courtyard.  
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**Rental Value:** **\$420 (pw)** (Four Hundred and Twenty dollars)

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### Defence Housing Australia - Rental Certificate

Our Ref: [REDACTED]

Property address [REDACTED] Mitchelton, QLD 4053

UPRN: [REDACTED]

**Rental Assessment Date:** 31 December 2013  
**Property Type:** Townhouse **Age:** c2004  
**Construction:** **Walls** Brick veneer, Hardiplank **Roof** Concrete tiled  
**Heating / Cooling:** Split system air-conditioning, Ceiling fans  
**Accommodation:** 3 bedrooms, 2 bathrooms, powder room, kitchen, laundry, lounge/dining and courtyard.  
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**Rental Value:** **\$420 (pw) (Four Hundred and Twenty dollars)**

#### Methodology

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### Defence Housing Australia - Rental Certificate

Our Ref: [REDACTED]

Property address [REDACTED] Mitchelton, QLD  
4053

UPRN: [REDACTED]

**Rental Assessment Date:** 31 December 2013  
**Property Type:** Townhouse **Age** c2004  
**Construction:** **Walls** Brick veneer, Hardiplank **Roof** Concrete tiled  
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**Rental Value:** **\$420 (pw)** (Four Hundred and Twenty dollars)

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**Comparable Rental Evidence** Recent leases in the area include:

Address	Lease Date	Rent (pw)
[REDACTED] Mitchelton	10/10/2013	\$390
Brief Comments: A modern, two storey, circa 2000 townhouse of chamferboard and brick veneer construction with a concrete tiled roof and a single lockup garage. Accommodation comprises 3 bedroom, 1 bathroom plus study. In good condition comprising approx 150sqm of living, garage and patio. Erected in a complex comprising of 34 townhouses. In Comparison to Subject: Overall inferior.		
[REDACTED], Mitchelton	10/10/2013	\$395
Brief Comments: A semi-modern, two storey, circa 1990 townhouse of brick veneer and lightweight composite clad construction with concrete tiled roof and single lockup garage. Accommodation comprises 3 bedroom, 1 bathroom. In good condition. Erected in a complex comprising 32 townhouses. In Comparison to Subject: Overall inferior.		
[REDACTED] Mitchelton	10/10/2013	\$420
Brief Comments: A modern, 2 storey circa 2002 townhouse of brick veneer and lightweight composite clad construction with concrete tiled roof and single lockup garage. Accommodation comprises 3 bedroom, 2 bathroom. In good condition comprising 139sqm (Incl garage) plus patio and courtyard. Erected in a complex comprising 23 townhouses. In Comparison to Subject: Overall similar.		
[REDACTED] Mitchelton	Current	\$420
Brief Comments: A modern, two storey circa 2003 townhouse of brick veneer construction with concrete tiled roof and single lockup garage. Accommodation comprises 3 bedroom, 2 bathroom. In good condition comprising 123sqm living (incl garage) plus patio, porch and courtyard. Erected in a complex comprising 35 townhouses and common pool. In Comparison to Subject: Overall similar.		

Brief Comments: A modern, two storey circa 2005 attached dwelling of bagged and rendered brick veneer construction with colorbond roof and single lockup garage. Accommodation comprises 3 bedrooms, 2 bathrooms. The attached dwelling is situated on a 191 square metre, level, inside allotment. In good condition.  
In Comparison to Subject: Overall superior.



# Valuation Report

## Residential Property

**Brisbane**  
Herron Todd White  
(Brisbane Residential) Pty Ltd  
ABN 36 092 577 716

Level 1, 811 Gympie Road  
Chermside Qld 4032  
PO Box 61 Chermside South Qld 4032  
Telephone (07) 3353 7500  
Facsimile (07) 3359 4150  
Email brisbaneresidential@htw.com.au  
htw.com.au



### Defence Housing Australia - Rental Certificate

Our Ref: [REDACTED]

Property address [REDACTED] Mitchelton, QLD 4053

UPRN: [REDACTED]

**Rental Assessment Date:** 31 December 2013  
**Property Type:** Townhouse **Age** c2004  
**Construction:** **Walls** Brick veneer, Hardiplank **Roof** Concrete tiled  
**Heating / Cooling:** Split system air-conditioning, Ceiling fans  
**Accommodation:** 3 bedrooms, 2 bathrooms, powder room, kitchen, laundry, lounge/dining and courtyard.  
**Ancillary Improvements:** Concrete driveway, full boundary fencing and established landscaping.  
**Car Accommodation:** 1 car builtin garage  
**Rental Value:** **\$420 (pw) (Four Hundred and Twenty dollars)**

#### Methodology

Definition of Market Rental: The estimated amount for which a property, or space within a property, should lease on the date of valuation between a willing lessor and a willing lessee on appropriate terms in an arm's-length transaction, after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion.

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Brief Comments: A semi-modern, two storey, circa 1990 townhouse of brick veneer and lightweight composite clad construction with concrete tiled roof and single lockup garage. Accommodation comprises 3 bedroom, 1 bathroom. In good condition. Erected in a complex comprising 32 townhouses. In Comparison to Subject: Overall inferior.		
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Brief Comments: A modern, two storey circa 2003 townhouse of brick veneer construction with concrete tiled roof and single lockup garage. Accommodation comprises 3 bedroom, 2 bathroom. In good condition comprising 123sqm living (incl garage) plus patio, porch and courtyard. Erected in a complex comprising 35 townhouses and common pool. In Comparison to Subject: Overall similar.		

Brief Comments: A modern, two storey circa 2005 attached dwelling of bagged and rendered brick veneer construction with colorbond roof and single lockup garage. Accommodation comprises 3 bedrooms, 2 bathrooms. The attached dwelling is situated on a 191 square metre, level, inside allotment. In good condition.  
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# Valuation Report

## Residential Property

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htw.com.au



### Defence Housing Australia - Rental Certificate

Our Ref: [REDACTED]

Property address [REDACTED] Mitchelton, QLD  
4053

UPRN: [REDACTED]

**Rental Assessment Date:** 31 December 2013  
**Property Type:** Townhouse **Age** c2004  
**Construction:** **Walls** Brick veneer, Hardiplank **Roof** Concrete tiled  
**Heating / Cooling:** Split system air-conditioning, Ceiling fans  
**Accommodation:** 3 bedrooms, 2 bathrooms, powder room, kitchen, laundry, lounge/dining and courtyard.  
**Ancillary Improvements:** Concrete driveway, full boundary fencing and established landscaping.  
**Car Accommodation:** 1 car builtin garage  
**Rental Value:** **\$420 (pw) (Four Hundred and Twenty dollars)**

#### Methodology

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Brief Comments: A modern, two storey, circa 2000 townhouse of chamferboard and brick veneer construction with a concrete tiled roof and a single lockup garage. Accommodation comprises 3 bedroom, 1 bathroom plus study. In good condition comprising approx 150sqm of living, garage and patio. Erected in a complex comprising of 34 townhouses. In Comparison to Subject: Overall inferior.		
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## Residential Property

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### Defence Housing Australia - Rental Certificate

Our Ref: [REDACTED]

Property address [REDACTED] Mitchelton, QLD 4053

UPRN: [REDACTED]

**Rental Assessment Date:** 31 December 2013  
**Property Type:** Townhouse **Age:** c2004  
**Construction:** **Walls** Brick veneer, Hardiplank **Roof** Concrete tiled  
**Heating / Cooling:** Split system air-conditioning, Ceiling fans  
**Accommodation:** 3 bedrooms, 2 bathrooms, powder room, kitchen, laundry, lounge/dining and courtyard.  
**Ancillary Improvements:** Concrete driveway, full boundary fencing and established landscaping.  
**Car Accommodation:** 1 car builtin garage  
**Rental Value:** **\$420 (pw) (Four Hundred and Twenty dollars)**

#### Methodology

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## Residential Property

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### Defence Housing Australia - Rental Certificate

Our Ref: [REDACTED]

Property address [REDACTED] Mitchelton, QLD 4053

UPRN: [REDACTED]

**Rental Assessment Date:** 31 December 2013  
**Property Type:** Townhouse **Age:** c2004  
**Construction:** **Walls** Brick veneer, Hardiplank **Roof** Concrete tiled  
**Heating / Cooling:** Split system air-conditioning, Ceiling fans  
**Accommodation:** 3 bedrooms, 2 bathrooms, powder room, kitchen, laundry, lounge/dining and courtyard.  
**Ancillary Improvements:** Concrete driveway, full boundary fencing and established landscaping.  
**Car Accommodation:** 1 car builtin garage  
**Rental Value:** **\$420 (pw) (Four Hundred and Twenty dollars)**

#### Methodology

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### Defence Housing Australia - Rental Certificate

Our Ref: [REDACTED]

Property address [REDACTED] [REDACTED] Mitchelton, QLD 4053

UPRN: [REDACTED]

**Rental Assessment Date:** 31 December 2013  
**Property Type:** Townhouse **Age:** c2004  
**Construction:** **Walls:** Brick veneer, Hardiplank **Roof:** Concrete tiled  
**Heating / Cooling:** Split system air-conditioning, Ceiling fans  
**Accommodation:** 3 bedrooms, 2 bathrooms, powder room, kitchen, laundry, lounge/dining and courtyard.  
**Ancillary Improvements:** Concrete driveway, full boundary fencing and established landscaping.  
**Car Accommodation:** 1 car builtin garage  
**Rental Value:** **\$420 (pw) (Four Hundred and Twenty dollars)**

#### Methodology

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### Defence Housing Australia - Rental Certificate

Our Ref: [REDACTED]

Property address [REDACTED] Mitchelton, QLD  
 4053

UPRN: [REDACTED]

**Rental Assessment Date:** 31 December 2013  
**Property Type:** Townhouse **Age** c2004  
**Construction:** **Walls** Brick veneer, Hardiplank **Roof** Concrete tiled  
**Heating / Cooling:** Split system air-conditioning, Ceiling fans  
**Accommodation:** 3 bedrooms, 2 bathrooms, powder room, kitchen, laundry, lounge/dining and courtyard.  
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### Defence Housing Australia - Rental Certificate

**Our Ref:** BNN314776

**Property address** [REDACTED] Mitchelton, QLD 4053

**UPRN:** 2638531

**Rental Assessment Date:** 31 December 2013  
**Property Type:** Townhouse **Age** c2004  
**Construction:** **Walls** Brick veneer, Hardiplank **Roof** Concrete tiled  
**Heating / Cooling:** Split system air-conditioning, Ceiling fans  
**Accommodation:** 3 bedrooms, 2 bathrooms, powder room, kitchen, laundry, lounge/dining and courtyard.  
**Ancillary Improvements:** Concrete driveway, full boundary fencing and established landscaping.  
**Car Accommodation:** 1 car builtin garage  
**Rental Value:** **\$420 (pw)** (Four Hundred and Twenty dollars)

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### Defence Housing Australia - Rental Certificate

Our Ref: [REDACTED]

Property address [REDACTED] Mitchelton, QLD 4053

UPRN: [REDACTED]

**Rental Assessment Date:** 31 December 2013  
**Property Type:** Townhouse **Age:** c2004  
**Construction:** **Walls** Brick veneer, Hardiplank **Roof** Concrete tiled  
**Heating / Cooling:** Split system air-conditioning, Ceiling fans  
**Accommodation:** 3 bedrooms, 2 bathrooms, powder room, kitchen, laundry, lounge/dining and courtyard.  
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Brief Comments: A semi-modern, two storey, circa 1990 townhouse of brick veneer and lightweight composite clad construction with concrete tiled roof and single lockup garage. Accommodation comprises 3 bedroom, 1 bathroom. In good condition. Erected in a complex comprising 32 townhouses. In Comparison to Subject: Overall inferior.		
[REDACTED] Mitchelton	10/10/2013	\$420
Brief Comments: A modern, 2 storey circa 2002 townhouse of brick veneer and lightweight composite clad construction with concrete tiled roof and single lockup garage. Accommodation comprises 3 bedroom, 2 bathroom. In good condition comprising 139sqm (Incl garage) plus patio and courtyard. Erected in a complex comprising 23 townhouses. In Comparison to Subject: Overall similar.		
[REDACTED] Mitchelton	Current	\$420
Brief Comments: A modern, two storey circa 2003 townhouse of brick veneer construction with concrete tiled roof and single lockup garage. Accommodation comprises 3 bedroom, 2 bathroom. In good condition comprising 123sqm living (incl garage) plus patio, porch and courtyard. Erected in a complex comprising 35 townhouses and common pool. In Comparison to Subject: Overall similar.		

Brief Comments: A modern, two storey circa 2005 attached dwelling of bagged and rendered brick veneer construction with colorbond roof and single lockup garage. Accommodation comprises 3 bedrooms, 2 bathrooms. The attached dwelling is situated on a 191 square metre, level, inside allotment. In good condition.  
In Comparison to Subject: Overall superior.



# Valuation Report

## Residential Property

**Brisbane**  
Herron Todd White  
(Brisbane Residential) Pty Ltd  
ABN 36 092 577 716

Level 1, 811 Gympie Road  
Chermside Qld 4032  
PO Box 61 Chermside South Qld 4032  
Telephone (07) 3353 7500  
Facsimile (07) 3359 4150  
Email brisbaneresidential@htw.com.au  
htw.com.au



### Defence Housing Australia - Rental Certificate

Our Ref: [REDACTED]

Property address [REDACTED] Mitchelton, QLD  
4053

UPRN: [REDACTED]

**Rental Assessment Date:** 31 December 2013  
**Property Type:** Townhouse **Age** c2004  
**Construction:** **Walls** Brick veneer, Hardiplank **Roof** Concrete tiled  
**Heating / Cooling:** Split system air-conditioning, Ceiling fans  
**Accommodation:** 3 bedrooms, 2 bathrooms, powder room, kitchen, laundry, lounge/dining and courtyard.  
**Ancillary Improvements:** Concrete driveway, full boundary fencing and established landscaping.  
**Car Accommodation:** 1 car builtin garage  
**Rental Value:** **\$420 (pw) (Four Hundred and Twenty dollars)**

#### Methodology

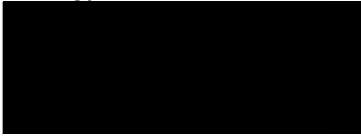
Definition of Market Rental: The estimated amount for which a property, or space within a property, should lease on the date of valuation between a willing lessor and a willing lessee on appropriate terms in an arm's-length transaction, after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion.

In determining the market rental value of the abovementioned property as at the above date, reference to the location, the accommodation and the market conditions, including the rental of properties in this area and others which include those set out below, have been considered.

**Comparable Rental Evidence** Recent leases in the area include:

Address	Lease Date	Rent (pw)
[REDACTED] Mitchelton	10/10/2013	\$390
Brief Comments: A modern, two storey, circa 2000 townhouse of chamferboard and brick veneer construction with a concrete tiled roof and a single lockup garage. Accommodation comprises 3 bedroom, 1 bathroom plus study. In good condition comprising approx 150sqm of living, garage and patio. Erected in a complex comprising of 34 townhouses. In Comparison to Subject: Overall inferior.		
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Brief Comments: A modern, two storey circa 2003 townhouse of brick veneer construction with concrete tiled roof and single lockup garage. Accommodation comprises 3 bedroom, 2 bathroom. In good condition comprising 123sqm living (incl garage) plus patio, porch and courtyard. Erected in a complex comprising 35 townhouses and common pool. In Comparison to Subject: Overall similar.		

Brief Comments: A modern, two storey circa 2005 attached dwelling of bagged and rendered brick veneer construction with colorbond roof and single lockup garage. Accommodation comprises 3 bedrooms, 2 bathrooms. The attached dwelling is situated on a 191 square metre, level, inside allotment. In good condition.  
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 htw.com.au



### Defence Housing Australia - Rental Certificate

Our Ref: [REDACTED]

Property address [REDACTED] Mitchelton, QLD 4053

UPRN: [REDACTED]

**Rental Assessment Date:** 31 December 2013  
**Property Type:** Townhouse **Age:** c2004  
**Construction:** **Walls** Brick veneer, Hardiplank **Roof** Concrete tiled  
**Heating / Cooling:** Split system air-conditioning, Ceiling fans  
**Accommodation:** 3 bedrooms, 2 bathrooms, powder room, kitchen, laundry, lounge/dining and courtyard.  
**Ancillary Improvements:** Concrete driveway, full boundary fencing and established landscaping.  
**Car Accommodation:** 1 car builtin garage  
**Rental Value:** **\$420 (pw) (Four Hundred and Twenty dollars)**

#### Methodology

Definition of Market Rental: The estimated amount for which a property, or space within a property, should lease on the date of valuation between a willing lessor and a willing lessee on appropriate terms in an arm's-length transaction, after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion.

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Brief Comments: A modern, two storey circa 2003 townhouse of brick veneer construction with concrete tiled roof and single lockup garage. Accommodation comprises 3 bedroom, 2 bathroom. In good condition comprising 123sqm living (incl garage) plus patio, porch and courtyard. Erected in a complex comprising 35 townhouses and common pool. In Comparison to Subject: Overall similar.		

Brief Comments: A modern, two storey circa 2005 attached dwelling of bagged and rendered brick veneer construction with colorbond roof and single lockup garage. Accommodation comprises 3 bedrooms, 2 bathrooms. The attached dwelling is situated on a 191 square metre, level, inside allotment. In good condition.

In Comparison to Subject: Overall superior.



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### Defence Housing Australia - Rental Certificate

Our Ref: [REDACTED]

Property address [REDACTED] Mitchelton, QLD 4053

UPRN: [REDACTED]

**Rental Assessment Date:** 31 December 2013  
**Property Type:** Townhouse **Age** c2004  
**Construction:** **Walls** Brick veneer, Hardiplank **Roof** Concrete tiled  
**Heating / Cooling:** Split system air-conditioning, Ceiling fans  
**Accommodation:** 3 bedrooms, 2 bathrooms, powder room, kitchen, laundry, lounge/dining and courtyard.  
**Ancillary Improvements:** Concrete driveway, full boundary fencing and established landscaping.  
**Car Accommodation:** 1 car builtin garage  
**Rental Value:** **\$420 (pw) (Four Hundred and Twenty dollars)**

#### Methodology

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### Defence Housing Australia - Rental Certificate

Our Ref: [REDACTED]

Property address [REDACTED] Mitchelton, QLD 4053

UPRN: [REDACTED]

**Rental Assessment Date:** 31 December 2013  
**Property Type:** Townhouse **Age:** c2004  
**Construction:** **Walls** Brick veneer, Hardiplank **Roof** Concrete tiled  
**Heating / Cooling:** Split system air-conditioning, Ceiling fans  
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### Defence Housing Australia - Rental Certificate

**Our Ref:** [REDACTED] **Property address** [REDACTED] Mitchelton, QLD 4053

**UPRN:** [REDACTED]

**Rental Assessment Date:** 31 December 2013  
**Property Type:** Townhouse **Age** c2004  
**Construction:** **Walls** Brick veneer, Hardiplank **Roof** Concrete tiled  
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