PropertyPRO
API RESIDENTIAL VALUATION & SECURITY ASSESSMENT
Pro-Forma Report

Instructed By: Bankwest
Contact: PETER DARTNELL
Client Ref No: N/A
Borrower: Beau CRAVEN

Lender: Bankwest
Loan Ref No: N/A
ValEx Ref No: 30539290
Valuer Ref No: 1507625.1

1 PROPERTY SUMMARY - HOUSE

Property Address: 27 Maud Street, DONNYBROOK QLD 4510
Title search sighted?: No
Real Property Description: Lot: 16, RP: 106046
Encumbrances/Restrictions: Not Known
Site Dimensions: not available
Site Area: 809.00 sqm
Zoning: General Residential Zone
Current Use: Residential
LGA: City of Moreton Bay
Main Dwelling: Dwelling with 3 bedroom(s) and 2 bathroom(s)
Built About: Year Built 1981
Additions: N/A
Areas: Living: 145.00 sqm Outdoor: 40.00 sqm Other: 50.00 sqm
Number of Car Spaces: 2
Car Areas: 38.00 sqm
Marketability: Average
Heritage Issues: Not Known
Environmental Issues: Known
Essential Repairs: No

2 RISK ANALYSIS

Property Risk Ratings	1	2	3	4	5
Location/Neighbourhood:	3				
Land (inc planning title):	2				
Environmental Issues:	3				
Improvements:	2				

Market Risk Ratings	1	2	3	4	5
Market Direction (price):	3				
Market Activity:	2				
Local/Regional Economy Impact:	2				
Market Segment Conditions:	4				

3 VALUATION & ASSESSMENTS SUMMARY

Interest Valued: Fee Simple Vacant Possession
Value Component: Existing Property
Land: $550,000
Improvements: $330,000
MARKET VALUE: $880,000

Other Assessments
Rental Assessment Unfurnished: $650.00 Per week
Insurance Estimate: $645,000.00

Documents to be sighted by the Client: Yes

Valuer Declaration: I hereby certify that I personally physically inspected the property on the date below and have carried out the assessments above as at that date. Neither I, nor to the best of my knowledge, any member of this firm, has any conflict of interest, or direct, indirect or financial interest in relation to this property that is not disclosed herein.

This Report is for the use only of the party named above as the Lender for first mortgage purposes only, and is not to be used for any other purpose by any other party. Any reliance, use, distribution or publication of the Report and/or any other representations made relating to the contents of the Report is restricted solely to the named Lender, and any additional parties expressly named in the Lender Specific Information section of the Report.

No responsibility is accepted by the Valuer and/or the Valuation Firm in the event that the Lender to which this Report is addressed, or any other additional parties noted in the Lender Specific Information section of this Report, relies, uses, distributes, publishes and/or otherwise represents anything contained in this report for any purpose apart from that expressly noted previously. No responsibility is accepted by the Valuer and/or the Valuation Firm to any other parties who rely, use, distribute, publish and/or otherwise represent anything contained in this Report for any purpose. This Report is made in accordance with the PropertyPRO Supporting Memorandum and must be interpreted with that Memorandum. The agreed parties are bound by the provisions of the Supporting Memorandum,which is available at www.api.org.au

Valuation Firm: CBRE Residential Valuations Pty Limited
Inspection/Valuation Date: 25th September 2026
Date of Issue: 25-09-2026
Valuer: Matt Hart
AAPI - Certified Practising Valuer
API No: 66990
QRV No: 3074

Signature:

4 THE LAND

Property Identification: Council Maps and Records, Owner, Street Address

Zoning Effect: Permitted development and use.

Location: This area of Donnybrook is an established residential suburb situated approximately 48-49 radial kilometres north from the Brisbane GPO. Shopping, recreational and educational facilities are available within a 15 kilometre radius at Caboolture. Public bus services operate along major thoroughfares.

Neighbourhood: Surrounding development primarily comprises residential dwellings of a comparable and complementary nature.

Site Description & Access: A regular shaped inside allotment at road level with a slight slope. Easy access is available from Maud Street which carries a low volume of traffic.

Services: Mains electricity, mains water, tank water, low pressure sewerage system, bottled gas, telephone, sealed road, kerbing and guttering

5 DWELLING DESCRIPTION

Style: Two storey

Street Appeal: Good Appeal

Main Walls & Roof: Weatherboard, Concrete block and Fibre cement sheeting walls Metal roof

Internal Condition: Good

Main Interior Linings: Plasterboard

External Condition: Good

Flooring: Concrete and timber

Window Frames: Aluminium

Accommodation: Lounge, kitchen, meals, rumpus, laundry (standard), one separate toilet, storeroom and under stair storage bedroom (s): 3. bathroom (s): 2.

Interior Layout: Functional for this type of accommodation.

Fixtures & Fittings: Kitchen: Modern style of good condition equipped with a dishwasher, upright gas stove and single bowl sink. Laminate cabinets and laminate benchtops.
Bathroom 1: Semi-modern style of good condition equipped with a toilet and shower recess and ceramic floor tiles.
Bathroom 2: Semi-modern style of good condition equipped with a shower recess, exhaust fan and single bowl vanity unit with stone top and ceramic floor tiles.
Three built in robes, automatic garage doors, ceiling fans, insect screens, linen cupboard, smoke detectors, venetian blinds and vertical blinds.
Floor Coverings: Tiles and timber floors

6 ANCILLARY IMPROVEMENTS

Outdoor Area: breezeway and balcony. Car Accommodation: Tandem garage under dwelling
Low pressure sewerage system, Multiple water tanks (2), Storage shed
Mixed fencing, plain concrete driveways (2), good landscaping and garden shed

7 SALES EVIDENCE & THE MARKET

Address	Sale Date	Price	Brief Comments	In Comparison to Subject
18 Alice Street DONNYBROOK QLD 4510	27 Feb 2026	$800,000	Site Area: 1009sqm, Semi-modern, Single storey, Dwelling, c1960, fibre sheet construction, 2 bedrooms, 1 bathroom, Single carport under main roof, Living Area: 91sqm, real estate agent ad says "in need of some love & attention	Superior land size. Similar location and market at the date of transaction. Inferior accommodation, car accommodation and age. Sale is considered to be inferior overall.

			and is currently tenanted until mid-March", close to Donnybrook Sports Club, opposite caravan park, Settled Sale, Source: THIRDPARTYDATABASE	
43 Carnegie Street TOORBUL QLD 4510	17 Apr 2026	$800,000	Site Area: 630sqm, semi-modern, Part Two Storey, Dwelling, c1970, plankboard and rendered construction, 4 bedrooms, 1 bathroom, entry, kitchen, lounge, dining, balcony and patio, tandem carport under main roof, some internal renovation, adjacent to marshlands, earth-formed driveway, within 250m of waterfront, Settled Sale, Source: Third Party Database	Superior accommodation. Similar location and car accommodation. Inferior age and land size. Sale is considered to be inferior overall.
15 Fisherman Drive DONNYBROOK QLD 4510	20 Jan 2026	$810,000	Site Area: 600sqm, Semi-modern, Single storey, Dwelling, c1993, Brick construction, 3 bedrooms, 1 bathroom, entry, lounge, kitchen, meals, laundry (standard) and one separate toilet, porch, Double garage detached, Living Area: 98sqm, outdoor area 5sqm, Mixed fencing, earth formed driveway and average landscaping, renovated bathroom, toilet and new floor coverings, sold in November 2024 for $670,000, Settled Sale, Source: Third Party Database	Superior age. Similar location, car accommodation and market at the date of transaction. Inferior accommodation, size and land size. Sale is considered to be inferior overall.
15 Third Avenue TOORBUL QLD 4510	9 Feb 2026	$845,000	Site Area: 577sqm, Semi-modern, Single storey, Dwelling, c1960, Hardiplank construction, 2 bedrooms, 1 bathroom, lounge, kitchen, meals, laundry (in garage) and one separate toilet, 2 balconies and deck, Single garage detached, Living Area: 70sqm, outdoor area 23sqm, Septic system, Mixed fencing, plain concrete driveway and average landscaping, renovated internally, council records show that 0% of property is flood affected at 5% AEP Flood event and 88% of property is flood affected at 0.1% AEP Flood event. We note that the dwelling is affected at the 1% AEP Flood event. We note as per our council searches that 100% of property is affected at 5% AEP Storm Tide event and 100% of property is affected at 0.1% AEP Storm Tide event. We note that the dwelling is affected at the 1% AEP Storm Tide event, Settled Sale, Source: Third Party Database	Superior condition. Similar location and market at the date of transaction. Inferior accommodation, size, car accommodation, age and land size. Sale is considered to be slightly inferior overall.
3 Newport Circuit SANDSTONE POINT QLD 4511	27 Jul 2026	$960,000	Site Area: 725sqm, Modern, Single storey, Dwelling, c2002,	Inferior land size. Similar location and accommodation

	Brick Veneer construction, 3 bedrooms, 2 bathrooms, Double garage under main roof, Living Area: 164.9sqm, single carport attached, solar power system, verandah, stenciled concrete driveway, neat landscaping, opposite parklands, Settled Sale, Source: THIRDPARTYDATABASE	although superior size, car accommodation and age. Sale is considered to be superior overall.

Previous Sale of Subject Property(Last 3 years):

Previous Sale Comments:

Current/proposed Sale of Subject Property: 21st September 2026 $880,000.00

Current Sale in line with current Local Market?: Yes

Full copy of Contract of Sale sighted?: No

Selling period greater than 6 months?: No

8 ADDITIONAL COMMENTS

The recent Federal Budget changes surrounding negative gearing and capital gains tax concessions are also creating uncertainty among investors. The reforms, which would restrict negative gearing to new builds and alter the current CGT discount structure, are expected to reduce investor demand for established housing stock and place potential downward pressure on price growth.

The rental market across the region remains extremely tight. Vacancy rates continue to sit at historically low levels due to ongoing population growth and limited new housing supply. As a result, rental prices remain relatively high with investors benefiting from consistent tenant demand due to the limited rental availability.

Desirable locations, well designed, and well built family homes and properties close to infrastructure, transport and lifestyle amenities continue to attract demand. However days on market are beginning to increase and negotiation conditions are becoming more balanced with sellers needing to accept the current transition the market is experiencing.

The Reserve Bank of Australia raised the cash rate in February, March and May 2026, which increases borrowing costs and may dampen buyer demand, especially in higher-priced markets. Higher rates also contribute to slower residential construction activity and lower investor confidence in new housing supply.

The recently passed Federal Tax Legislation, limiting negative gearing and capital gains tax (CGT) discounts to new builds, has created some uncertainty in the market, despite grandfathering provisions for existing assets. Furthermore, from August 10, Self-Managed Super Funds can no longer enter into new Limited Recourse Borrowing Arrangements (LRBAs) to acquire residential property, further tightening investor demand in this market. While owner-occupier demand continues to support pricing in supply-constrained markets, investor activity may moderate as the 1 July 2027 implementation approaches.

ASSUMPTIONS CONCERNING EXTENSIONS & ALTERATIONS
The assessment is contingent upon any alterations and extensions referred to in this report having been completed in accordance with all requisite approvals and permits issued by the relevant Planning Authority and/or Building Authority. Furthermore, the assessment assumes the property is legally permitted for its current use and occupation. Any adverse comments or conditions from the Planning or Building Authority should be promptly referred to the Valuer for re-assessment.

CURRENT SALE MARKETING HISTORY
The subject property is currently under contract and was sold by Leanne Cody of Toorbul District Realty by private treaty after a marketing period of approximately 14 days with an asking price $For Sale by Negotiation.

EXTRACT OF CONTRACT OF SALE SIGHTED
We have sighted an extract of the contract of sale that has been signed and is dated. As we have not been provided with a full copy of a fully executed contract we are unable to form an accurate opinion as to the veracity of the sale nor any special conditions that may relate thereto. Our assessment assumes that the contract amount provided is correct and that there are no onerous annexures or conditions attached to the contract that have an adverse effect on the market value or marketability of the property. If the actual contract differs to that adopted within this report or if there are any annexures or special conditions that have an adverse effect on the market value of the property, we reserve the right to amend our report.

CONTRACT OF SALE INCLUDING FURNITURE
We note the contract price is inclusive of furniture: Dishwasher, Miele Refrigerator & Freezer, Wall mounted TV, Drill Press, Bench Grinder, Lawn Mower & Whipper Snipper. Due to the moveable nature of these items, they are considered chattels and have therefore been excluded from our assessment. We have made an allowance of $nil for these second hand items which has been deducted from the contract price in our assessment.

We also note that the two existig concrete water tanks will be replaced with two poly water tanks.

PHOTOGRAPHS

We confirm that photographs attached to this report were taken during our inspection on the date stated on page one of this report.

MARKET COMMENT:
Market comments have been addressed within our report and we recommend you refer to the risk rating and comment sections for further detail.

RISK ANALYSIS COMMENT:
Please see General Subject Property Comments.

LOCATION & NEIGHBOURHOOD RISK COMMENT:
GENERAL RISK
LIMITED FACILITIES AND AMENITIES
The subject property is located in an area where only limited facilities and amenities are available. This is not considered to adversely impact on marketability.

ENVIRONMENTAL ISSUES RISK COMMENT:
GENERAL RISK
BUSHFIRE
The property is located within a bush fire prone area. This is common for properties in the immediate and surrounding area and it does not adversely impact on marketability or value. This aspect has been considered in this assessment, however the requestor should ensure an appropriate insurance policy is in place that covers properties located in designated bushfire prone areas.

MARKET DIRECTION (PRICE) RISK COMMENT:
Moreton Bay City's property market is beginning to show signs of moderation after several years of exceptional growth. Strong population increases, interstate migration and tight housing supply have continued to underpin values across the region, however buyer sentiment is beginning to become more cautious as affordability pressures begin to impact the market.

MARKET SEGMENT CONDITIONS RISK COMMENT:
There are limited recent sales of similar properties within the subject suburb. We have therefore relied on sales evidence of properties with varying layouts, accommodation, attributes and land size from surrounding localities and made appropriate adjustments. We have also relied on sales evidence which is outside of the preferred 6 month timeframe. We confirm that the sales noted in this report are considered to be the most recent and relevant available at the date of valuation. Appropriate adjustments have been made to allow for any changes in market movement and conditions since the date of sale.

ENVIRONMENTAL ISSUES:
Refer to Environmental Issues Risk Rating comment.

DOCUMENTS TO BE SIGHTED BY THE CLIENT
CRITICAL Documents to sight: None GENERAL Documents to sight: Certificate of Title, Final Certificates, Fully executed contract of sale (including all annexures),

9 ASSUMPTIONS, CONDITIONS & LIMITATIONS

LENDER SPECIFIC INFORMATION
This Valuation has been instructed by the party shown at the top of this report. It may be relied upon by any of the following parties if so nominated by the instructing party:
Arch Lenders Mortgage Indemnity Limited, Commonwealth Bank of Australia trading as Bankwest, QBE Lenders Mortgage Insurance Limited

GST

Valuations of residential property for mortgage security purposes are undertaken on the basis that GST is not applicable. This valuation is prepared on the assumption that the subject property does not constitute a 'new residential property' as defined under ATO Ruling GSTR 2003/3. Further it is assumed that the subject property will transact as a residential property between parties not registered (and not required to be registered) for GST. The market valuation herein reflects a market transaction to which GST is not applicable.

MARKET MOVEMENT

This valuation is current as at the date of valuation only. The value assessed herein may change significantly and unexpectedly over a relatively short period (including as a result of general market movement or factors specific to the particular property). We do not accept liability for losses arising from such subsequent changes in value. Without limiting the generality of the above, we do not assume any responsibility or accept any liability in circumstances where this valuation is relied upon after the expiration of 90 days from the date of valuation, or such earlier date if you become aware of any factors that have any effect on the valuation.

PRUDENT LENDING ASSUMPTIONS

This Valuation is given subject to the following Prudent Lending Clause, unless; the person or entity making such loan is an authorised deposit taking institution within the meaning of the Banking Act 1959 (including but not limited to any bank, building society or credit union).

The Valuation is prepared on the assumption that the Lender as referred to in the valuation report (and no other) may rely on the valuation for mortgage finance purposes and the Lender has complied with its own lending guidelines as well as prudent finance industry lending practices, and has considered all prudent aspects of credit risk for any potential borrower including the borrowers ability to service and repay any mortgage loan. Further, the valuation is prepared on the assumption that the Lender is providing mortgage financing at a conservative and prudent loan to value ratio (LVR). The valuer accepts no liability whatsoever if prudent lending practices fail to be strictly observed and/or if the lender relies solely on this valuation, and no other criteria, to advance loan funds.

GST

Valuations of residential property for mortgage security purposes are undertaken on the basis that GST is not applicable. This valuation is prepared on the assumption that the subject property does not constitute a "new residential premises" as defined under ATO Ruling GSTR 2003/3. Further it is assumed that the subject property will transact as a residential property between parties not registered (and not required to be registered) for GST. The market valuation herein reflects a market transaction to which GST is not applicable.

PARTY RELIANCE

This valuation report has been prepared for the party to whom it is addressed and their nominated mortgage insurer for first mortgage security purposes and is only for their use, and for no other purpose, and we disclaim responsibility and liability to any other party who might use or rely on the whole or any part of this report. In addition to whom this report is addressed, the following parties may also retain a copy of this report and are entitled to rely on the contents of this report in the same manner as the addressee: Helia Insurance Pty Limited and Arch Lenders Mortgage Indemnity Limited.

ESG

ESG considers and prioritises Environmental, Social, and Corporate Governance aspects when assessing a property. Our valuation has considered readily apparent ESG aspects that are relevant to the market segment and property type. Prospective purchasers/owners in this segment are generally not impacted by governance policies and any consideration to environmental and social aspects are usually outweighed by personal and/or financial considerations such as location/lifestyle or return on investment. Any observations or comments made in relation to aspects of ESG are provided in our capacity as a Valuer only and where further advice or information is required, an appropriately qualified advisor should be engaged.

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10 CAPPED LIABILITY SCHEME

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PHOTOGRAPHS



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