NAB VALUATIONS
The key to property

NAB Kerbside Assessment

31 BRADMAN Street, MORANBAH QLD 4744

Loan Ref:	-	ValEx ID:	30610455
Borrower:	Noel PROLONGEAU	Title Details:	L18 M973100

IMPORTANT

This Valuation Report has been completed for NAB and entities 'related' to NAB (under s.50 Corporations Act), and is for the use only of those parties and for no other purpose. The Valuation must not be disclosed to or relied on by any other person (including any customer of NAB, any customer of any entity related to NAB or the property owner) and no responsibility is accepted to any other party that may use or rely upon the whole or part of the content of this Valuation Report.

Property Summary

4	2	4	987 m²	134 m²	1980



Land Value:	$100,000
Improvements:	$350,000
Market Value:	**$450,000**
Valuation Date:	01/10/2026

Property Type:	House
Previous Sale Price:	$400,000
Previous Sale Date:	19/05/2025

Property is acceptable for Residential use

Valuer:	James Oliver
Qualifications:	AAPI Certified Practising Valuer API No: 109450 QRV No: 5070

Marketability Analysis

Property Risk

Location and Neighbourhood:	2
Land incl Planning Title:	2
Environmental Issues:	2
Improvements:	3

Market Risk

Recent Market Direction:	3
Market Activity:	2
Local Economy Impact:	5
Market Segment Conditions:	4

Improvements

The dwelling is of an age whereby increased levels of maintenance should be expected and the dwelling would likely comprise asbestos related materials which is not uncommon for this market segment.

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Recent Market Direction
Early signs of stabilisation in market prices.

Local Economy Impact
Property values fluctuate significantly depending on the employment requirements of the local mining industry.

Recent announcements of Queensland mine closures has significant impacts to regional Queensland's mining economies and property markets.

Market Segment Conditions
The subject property's market is largely driven by interstate investors.

Comments

ESG positive attributes: Located within close proximity to schools, shops, and public parks.

ESG negative attributes: The subject property has potential presence of asbestos.

We note little to no market differentiation in pricing based on ESG at present for the subject property product and within the localised market.

Current imagery has been provided through a third party.

In preparing this valuation report, we have had regard to any significant environmental, social and governance (ESG) related factors which were readily apparent from our inspection of the property and may impact the valuation. This is a requirement of the International Valuation Standards. In our valuation we have endeavoured to analyse whether any ESG factors affect the market value assessed in this report.

You acknowledge that we are property valuers and that we do not have any expertise in conducting environmental audits; or any audits regarding the compliance of any entity associated with the subject property in relation to their social responsibility or corporate governance. Such an assessment is well beyond the scope and purpose of this valuation report, and you should seek specific advice in relation to these matters, given that our observations are of a very general nature.

Site & Other

Site Description:	Slightly irregular shape, inside lot, slight slope, easy access, localised views
Service:	Water, electricity, communications, sewerage system

Ancillary Improvement

Driveway:	Concrete
Landscaping:	Established landscaping
Other Improvements:	Outdoor living, garden shed, metal clad shed

Car Accommodation

Carport for 4 cars

Dwelling

Construction

Attachment:	Detached	**Levels:**	Single level
Style:	Conventional	**Main Walls:**	Clad
Roof:	Metal	**Period Features:**	None
External Condition:	Average condition	**Renovated/Additions:**	-

Year Renovated/Additions: -

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Sales Evidence



27 Oxley Drive Moranbah QLD 4744

3	1	1	817 m²	106 m²	1980

Status: Settled — **Sold Price: $370,000**

Title Details: L4 M9739 Vol/Fol: - — Sold Date: 01-May-26

Comparability to subject: inferior — Distance: 0.98 km

Comments: Comparable location, smaller site area, smaller living area, inferior accommodation, comparable improvement quality, comparable improvement age, broadly comparable ancillary improvements, comparable ESG attributes, inferior overall.



2 Bradman Street Moranbah QLD 4744

3	1	2	809 m²	98 m²	1975

Status: Settled — **Sold Price: $380,000**

Title Details: L39 M97364 Vol/Fol: - — Sold Date: 11-Jun-26

Comparability to subject: inferior — Distance: 0.45 km

Comments: Comparable location, smaller site area, smaller living area, inferior accommodation, superior improvement quality, comparable improvement age, inferior ancillary improvements, comparable ESG attributes. Inferior overall due to site area, living area, accommodation and ancillary improvements.



2 Gilbert Court Moranbah QLD 4744

4	2	2	809 m²	- m²	1985

Status: Settled — **Sold Price: $470,000**

Title Details: L48 M9738 Vol/Fol: - — Sold Date: 03-Aug-26

Comparability to subject: superior — Distance: 1.5 km

Comments: Comparable location, smaller site area, comparable accommodation, superior improvement quality, comparable improvement age, broadly comparable ancillary improvements, comparable ESG attributes. Superior overall due to improvement quality.



29 Goolagong Crescent Moranbah QLD 4744

3	2	4	749 m²	- m²	1983

Status: Settled — **Sold Price: $470,000**

Title Details: L72 M973152 Vol/Fol: - — Sold Date: 14-Jul-26

Comparability to subject: superior — Distance: 0.83 km

Comments: Comparable location, smaller site area, inferior accommodation, superior improvement quality, comparable improvement age, superior ancillary improvements, comparable ESG attributes. Superior overall due to improvement quality and ancillary improvements.

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10 Goolagong Moranbah QLD 4744

6	2	1	1000 m²	- m²	1980

Status:	Settled	**Sold Price:**	**$515,000**
Title Details:	L16 M973152 Vol/Fol: -	Sold Date:	04-Jun-26
Comparability to subject:	superior	Distance:	0.72 km

Comments: Comparable location, comparable site area, superior accommodation, superior improvement quality, comparable improvement age, superior ancillary improvements, comparable ESG attributes, superior overall.

Valuer Declaration

Valuer Declaration: I hereby acknowledge and certify that I have carried out the assessments outlined within this report as at the date, including all details relating to the property disclosed within.

Valuer:	James Oliver AAPI Certified Practising Valuer API No: 109450 QRV No: 5070
Signature:	

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