

Monday, April 3, 2023

Mr. James Grant
C/o – frjames@cwbn.net.au

Dear James,

Re: Market Appraisal

22/170 Beach Road, Sandringham

Thank you for allowing us to provide a current kerbside appraisal of your investment property.

After researching recent sales, we would like to advise a range of \$950,000 - \$1,000,000 should you decide to move forward in placing 22/170 Beach Road, Sandringham on the market for public Auction with our office;

We would welcome the opportunity to advise as to how to best present the properties for sale in order to achieve the highest possible sale price. A result in excess of our above appraisal may well be achievable given our conservative approach and uncertainty around standard of presentation.

We look forward to speaking with you at your convenience about this, but in the meantime if you require any further information, please don't hesitate to contact me.

Yours faithfully,



Hannah Richards
Sales Consultant
M) 0478 084 505

E) hrichards@buxton.com.au

"This appraisal has been prepared solely for the information of the client and not for any third party. Although every care has been taken in arriving at the figure, we stress that it is an opinion only and should not be taken as a Sworn Valuation. We must add that we shall not be responsible should the Appraisal or any part thereof be incorrect or incomplete in any way".

Buxton Port Phillip
Licensed Estate Agent
ABN 12 067 645 015

Directors
Mathew Young
Arthur Apostoleros

David Seeber
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