

3<sup>rd</sup> February 2021

SJNJ Group Pty Ltd Superfund  
71 Carrington Pde,  
NEW LAMBTON HEIGHTS NSW 2305

Dear John & Mandy,

**RE: PROPERTY APPRAISAL FOR: 16 BAKER STREET, MAYFIELD NSW 2304**

Thank you for allowing me the opportunity to advise you on the market price of your abovementioned investment property.

Having carried out an assessment as requested, I have carefully evaluated recent comparable sales and other properties currently on the market in order to submit a considered estimate of an achievable selling price.

My considered estimate is that if offered for sale in the market conditions which prevail today, your property would sell in the vicinity of \$580,000-\$610,000.

Please understand that the nature of the real estate market varies from month to month, and it is recommended that if you make the decision to sell at some later date, a re-appraisal would be needed to adjust our existing assessment, to a price expectation of that time. I am happy to offer you this service free of charge anytime you may require.

Raine & Horne Mayfield would be proud to be selected to represent you in the sale of the property and guarantee you an enthusiastic and flexible marketing campaign, personally designed to attain the optimum selling price of the property.

If I can be of service to you in meeting your future real estate needs, do not hesitate to contact me.

Kind Regards

**RAINE & HORNE MAYFIELD**



**TONY TOLAZZI**  
**DIRECTOR AND LICENCED AGENT**

3<sup>rd</sup> February 2021

SJNJ Group Pty Ltd Superfund  
71 Carrington Pde,  
NEW LAMBTON HEIGHTS NSW 2305

Dear John & Mandy,

**RE: PROPERTY APPRAISAL FOR: 16A BAKER STREET, MAYFIELD NSW 2304**

Thank you for allowing me the opportunity to advise you on the market price of your abovementioned investment property.

Having carried out an assessment as requested, I have carefully evaluated recent comparable sales and other properties currently on the market in order to submit a considered estimate of an achievable selling price.

My considered estimate is that if offered for sale in the market conditions which prevail today, your property would sell in the vicinity of \$600,000-\$630,000.

Please understand that the nature of the real estate market varies from month to month, and it is recommended that if you make the decision to sell at some later date, a re-appraisal would be needed to adjust our existing assessment, to a price expectation of that time. I am happy to offer you this service free of charge anytime you may require.

Raine & Horne Mayfield would be proud to be selected to represent you in the sale of the property and guarantee you an enthusiastic and flexible marketing campaign, personally designed to attain the optimum selling price of the property.

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**RAINE & HORNE MAYFIELD**

  
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3<sup>rd</sup> February 2021

SJNJ Group Pty Ltd Superfund  
71 Carrington Pde,  
NEW LAMBTON HEIGHTS NSW 2305

Dear John & Mandy,

**RE: PROPERTY APPRAISAL FOR: 61 HANBURY STREET, MAYFIELD NSW 2304**

Thank you for allowing me the opportunity to advise you on the market price of your abovementioned investment property.

Having carried out an assessment as requested, I have carefully evaluated recent comparable sales and other properties currently on the market in order to submit a considered estimate of an achievable selling price.

My considered estimate is that if offered for sale in the market conditions which prevail today, your property would sell in the vicinity of \$720,000-\$750,000.

Please understand that the nature of the real estate market varies from month to month, and it is recommended that if you make the decision to sell at some later date, a re-appraisal would be needed to adjust our existing assessment, to a price expectation of that time. I am happy to offer you this service free of charge anytime you may require.

Raine & Horne Mayfield would be proud to be selected to represent you in the sale of the property and guarantee you an enthusiastic and flexible marketing campaign, personally designed to attain the optimum selling price of the property.

If I can be of service to you in meeting your future real estate needs, do not hesitate to contact me.

Kind Regards

**RAINE & HORNE MAYFIELD**



**TONY TOLAZZI**

**DIRECTOR AND LICENCED AGENT**



3<sup>rd</sup> February 2021

SJNJ Group Pty Ltd Superfund  
71 Carrington Pde,  
NEW LAMBTON HEIGHTS NSW 2305

Dear John & Mandy,

**RE: PROPERTY APPRAISAL FOR: 9 HANBURY STREET, MAYFIELD NSW 2304**

Thank you for allowing me the opportunity to advise you on the market price of your abovementioned investment property.

Having carried out an assessment as requested, I have carefully evaluated recent comparable sales and other properties currently on the market in order to submit a considered estimate of an achievable selling price.

My considered estimate is that if offered for sale in the market conditions which prevail today, your property would sell in the vicinity of \$850,000-\$900,000.

Please understand that the nature of the real estate market varies from month to month, and it is recommended that if you make the decision to sell at some later date, a re-appraisal would be needed to adjust our existing assessment, to a price expectation of that time. I am happy to offer you this service free of charge anytime you may require.

Raine & Horne Mayfield would be proud to be selected to represent you in the sale of the property and guarantee you an enthusiastic and flexible marketing campaign, personally designed to attain the optimum selling price of the property.

If I can be of service to you in meeting your future real estate needs, do not hesitate to contact me.

Kind Regards

**RAINE & HORNE MAYFIELD**

  
**TONY TOLAZZI**  
**DIRECTOR AND LICENCED AGENT**

3<sup>rd</sup> February 2021

SJNJ Group Pty Ltd Superfund  
71 Carrington Pde,  
NEW LAMBTON HEIGHTS NSW 2305

Dear John & Mandy,

**RE: PROPERTY APPRAISAL FOR: 26 BULL STREET, MAYFIELD NSW 2304**

Thank you for allowing me the opportunity to advise you on the market price of your abovementioned investment property.

Having carried out an assessment as requested, I have carefully evaluated recent comparable sales and other properties currently on the market in order to submit a considered estimate of an achievable selling price.

My considered estimate is that if offered for sale in the market conditions which prevail today, your property would sell in the vicinity of \$850,000-\$900,000.

Please understand that the nature of the real estate market varies from month to month, and it is recommended that if you make the decision to sell at some later date, a re-appraisal would be needed to adjust our existing assessment, to a price expectation of that time. I am happy to offer you this service free of charge anytime you may require.

Raine & Horne Mayfield would be proud to be selected to represent you in the sale of the property and guarantee you an enthusiastic and flexible marketing campaign, personally designed to attain the optimum selling price of the property.

If I can be of service to you in meeting your future real estate needs, do not hesitate to contact me.

Kind Regards

**RAINE & HORNE MAYFIELD**

**TONY TOLAZZI**

**DIRECTOR AND LICENCED AGENT**

29 January 2021

SJNJ Group Pty Ltd  
John & Mandy Karmas  
71 Carrington Pde  
New Lambton Hts NSW 2305

RE: Appraisals for 223 & 262 Maitland Rd Mayfield

Thankyou for the opportunity to appraise your above properties.

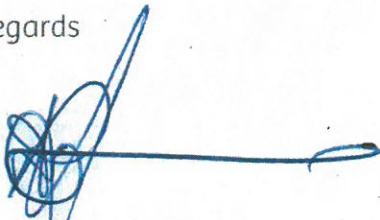
After on site inspection & having regard to recent market sales evidence we are of the opinion that the properties would have an estimated sale price of:

223 Maitland Rd Mayfield estimated sale price of around \$650,000

262 Maitland Rd Mayfield estimated sale price of around \$720,000

Please contact us if we can be of any further assistance.

Regards



Reece Harrison - LREA  
M - 0421 000 965 O - 49 610 411  
E [reece.harrison@newlambton.rh.com.au](mailto:reece.harrison@newlambton.rh.com.au)

**Raine&Horne.**  
New Lambton  
Commercial | Business | Hotels

This appraisal is by no means considered to be an affirmed valuation but rather the agent's opinion only. For further accuracy we recommend a registered valuers report be obtained by the vendor/s.

We advise we **are not** registered valuers and reserve the right to revise this submission at any time subject to further investigation. This document has been prepared solely for the use of the party for whom it has been addressed and we accept no responsibility or liability to the addressee or any other party who might use or rely upon all or any part of this document.