

Wednesday 26th April, 2023

Mrs E Negri and Mr S Negri

Email - emmawinspear@yahoo.com.au

Dear Emma and Sam,

Property – 7/712 Orrong Road, Toorak

Thank you for the opportunity of providing an opinion of value as at 26th April, 2023.

After analysing comparable sales evidence obtained from our own records and the REIV we believe your investment property will appeal to buyers in the vicinity of \$600,000.

Purchasers prepared to pay upwards of this range may also be interested, depending on the manner in which your property is advertised and promoted and the availability of comparable properties at the time of sale.

Tabled below is a list of recent relevant sales we have relied upon to arrive at this appraisal price estimate range.

Address	Price	Date Sold	Bedrooms	Car
16/36 Grange Road, Toorak	\$593,000	12/2022	1	1
8/10 Bruce Street, Toorak	\$570,000	02/2023	1	1

The above market information is supplied in good faith. However, the land dimensions, room and/or sale price may not be 100% accurate. The source of this information is derived from the REIV and published auction results. Woodards takes no responsibility for any inaccuracies or errors contained therein.

Media commentary on the economy, auction results, interest rate movements and other factors that affect the mood of the real estate market mean that price movements sometimes occur very quickly. I must therefore stress the importance of consulting with us again should there be a significant time delay before you decide to sell.

I welcome your call if I can be of further service. Naturally I would be delighted to discuss the marketing options available to you and the most appropriate timing and method of sale, at some stage in the future.

Yours sincerely,



Chris Gillon
Head of Sales / Licensed Estate Agent & Auctioneer

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This opinion of value has been prepared solely for the information of the prospective client. Every care has been taken, however we stress this is an opinion only and is not to be taken as a registered valuation. Our comments in relation to likely selling price are submitted on the basis of comparable sales evidence and on the assumption that existing market conditions will prevail. We reserve the right to review our opinion embodied within this Report after 45 days.