



7<sup>th</sup> February, 2024

Gordon Lee Chambers  
79/49 Cook Road  
Centennial Park NSW 2021

Dear Gordon Lee Chambers,

**RE: 26/20-22 Maroubra Road Maroubra NSW 2035**

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Thank you for the opportunity to provide you with a market appraisal report in regard to the sale of your property.

In considering the sales value of your property, we have taken into account the current climate of the sales market and comparable sales in the area. We have considered the sales value on the above property and the property should achieve an approximate sales price of **\$340,000 - \$355,000** in today's current market. A sales price beyond this range would not be beyond the realms of possibility, but it does depend on the method of sale and the state of the market at the time you sell your property.

Thank you and should you have any further queries, please do not hesitate to contact me

Best Regards

A handwritten signature in black ink, appearing to read "S. Fayad", with a long, sweeping horizontal line extending to the right.

Sam Fayad  
Sales Executive - Ray White Kingsford  
0499 015 171  
Sam.fayad@raywhite.com