



13<sup>th</sup> February 2019

Michael D'Cunha

Dear Michael,

**RE: Appraisal for property 1007/50 Claremont Street South Yarra VIC 3141**

Thank you for allowing us the opportunity to provide a market appraisal for the above-mentioned property.

Based on the current market conditions and more specifically the most recent comparable sales in the area, I believe if offered for sale in today's market, a satisfactory sale price of between **\$300,000 and \$320,000** would be anticipated.

We are not registered valuers and this is not a sworn valuation, however if you should require a sworn valuation, we would be happy to arrange one for you.

This appraisal has been prepared for your information and not for any third party. Although we have taken diligent care in determining this figure, I must stress that it is a professional opinion only and not a sworn valuation.

If you are considering a sale, please do not hesitate to contact me on  
0481 602 108  
astella@ubertas.com.au

Kind Regards,

Annamaria Stella  
Sales Department Manager  
Ubertas Real Estate