

30<sup>th</sup> June 2022

D & K Leete Pty Ltd  
Att: Darren and Kim Leete  
95 Palmertson Street, Carlton VIC 3053  
Email: [kimleete@hotmail.com](mailto:kimleete@hotmail.com) and [dleete@aol.com.au](mailto:dleete@aol.com.au)

**Re:** 304/18 Finlay Place, Carlton VIC 3053

*It is our pleasure to present our sales and marketing proposal for the sale of 304/18 Finlay Place, Carlton.*

*We truly believe Evoke Property is one of the most exciting and professional real estate companies to enter the Melbourne market. Our focus is on your wants and needs and in assisting you achieve your objectives. Our goal is to provide you quality information and deliver our strategy to you with honesty and transparency.*

*We take into account many factors in determining the price. In particular, we look at the following areas:*

*Comparable sales with the vicinity of your property*

*The property style and its features*

*The immediate and broader location where your property is situated*

*The sqm size of the property*

*Current economic and market conditions*

*Proposed development that may influence the immediate and broader area where your property is located.*

*It is expected that in the current market, the value of the abovementioned property is in the vicinity of \$270,000 - \$290,000*

*Please do not hesitate to contact me on 0408 365 361 if you have any further questions.*

Yours sincerely,



Sarah Jones  
Director  
0408 365 361  
[sarah@evokeproperty.com.au](mailto:sarah@evokeproperty.com.au)

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*It is expected that in the current market, the value of the abovementioned property is in the vicinity of \$280,000 - \$300,000*

*Please do not hesitate to contact me on 0408 365 361 if you have any further questions.*

Yours sincerely,



Sarah Jones  
Director  
0408 365 361  
[sarah@evokeproperty.com.au](mailto:sarah@evokeproperty.com.au)