

09th May 2023

Krystina Bont

Dear Krystina,

Re: 22 Cypress Street, Inala

Acting on instructions from you, I have prepared an appraisal as at 30/06/2022 of the above mentioned property described as **L542 RP85057 Par Oxley**

It is our considered opinion that market value on this property as at 30/06/2022 would be in the vicinity of **\$460,000** and this is based on the below examples which are all within a 5km radius of the property:

33 Aspen Street, Inala	SOLD November 2022	\$498,000
29 Rosemary Street, Inala	SOLD February 2023	\$460,000
27 Yulan Street, Inala	SOLD February 2023	\$500,000

Please feel free to contact me if you wish to discuss the sale process or any matter relating to the property.

I look forward to keeping in touch

Yours faithfully,
Professionals Oxley



Peter Torbey
Principal