

29 April 2022

AGRI
RURAL NSW

BALANCE ACCOUNTANTS & ADVISORS
18 Redfern Street
COWRA NSW 2794

Dear Matthew,

Re: Market Appraisal for: 18 Redfern Street Cowra NSW 2794

Thank you for asking our company to provide a market appraisal for the above address.

Property particulars: 4,661m², Commercial industrial zone, LOT 15 DP259688, Cowra Shire Council, 31x19m shed, 10x18m shed, 10x19m shed.

After assessing all relevant and nearby sales data, I feel a realistic value for the property in the current market to be **\$450,000**. (Sales data report below)

Address	Sale Price	Sale Date	Sale Type	Agency	Lotplan RPD Section/Block	Year Built	Bed	Bath	Car	Land Size	Property Type	Distance
23 YOUNG ROAD COWRA NSW 2794	\$350,000	09/08/21	-	-	LOTS 331-332 DP752948	-	3	1	5	2,000 m ²	Business	0.83Km
60-62 YOUNG ROAD COWRA NSW 2794	\$358,000	21/10/21	-	Ray White Emms Mooney	25/DPI239226	-	1	1	-	2,305 m ²	Commercial	1.18Km
55 YOUNG ROAD COWRA NSW 2794	\$550,000	01/07/21	-	-	2/DP718122	-	-	-	-	1.15 Ha	Commercial	1.24Km
2/12 KENDAL STREET COWRA NSW 2794	\$550,000	29/11/21	-	-	2/SP38704	-	-	-	-	269 m ²	Commercial	1.58Km
14 KENDAL STREET COWRA NSW 2794	\$550,000	29/11/21	-	-	6/DP826380	-	-	-	-	652 m ²	Business	1.59Km
150-154 KENDAL STREET COWRA NSW 2794	\$500,000	01/12/21	-	-	LOTS 1-2 19A/DPI287	-	-	-	-	1,619 m ²	Business	2.35Km
LOT 2 CONIMBLA ROAD COWRA NSW 2794	Not Disclosed	30/11/21	Pending Settlement Advice	Raine And Horne Cowra	2/DPI159356	-	-	-	-	1.11 Ha	Other	13.75Km

Should you require anything further, please don't hesitate to contact myself.

Yours sincerely,
Agri Rural NSW



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