

Friday, 19 May 2023

Luke and Trish Cescato  
c/o 3/18 Victor Harbor Road  
Mt. COMPASS, SA 5210

**RE: 3/18 Victor Harbor Road, Mt. COMPASS**

Dear Luke and Trish,

Thank you for the opportunity to provide a market appraisal update of 3/18 Victor Harbor Road, Mt. COMPASS.

**Estimated Market Price:** \$180,000

The property comprises a strata titled shop of approximately 65m<sup>2</sup> prominently positioned on Victor Harbor Rd, Mt. COMPASS, amongst other boutique retail and commercial outlets from where you operate your business.

The building was last sold for \$143,000 on 21/8/2020. Since then you have made upgrades, including; the front window and walk-in cool room.

I trust this meets with your expectation and I would be happy to discuss this with you again as required.

Yours Sincerely,

*Gordon Scott*

**Gordon Scott**

Property Consultant

Elders Fleurieu, Hills and Vales

Mob: **0435 223 758**

Email: [gordon.scott@elders.com.au](mailto:gordon.scott@elders.com.au)

**Gordon Scott**  
Elders Real Estate Fleurieu,  
Hills and Vales



**Disclaimer:**

*The opinion of market worth is not a sworn valuation, nor can it be relied upon as such. The opinion of market worth is merely an indication of market value. The accuracy of any information obtained from a third party and used in preparation of the opinion of market worth cannot be guaranteed. This opinion has been prepared solely for the information of the above named and while all care has been taken in the preparation of this document Elders Real Estate is not responsible for any errors or omissions and presents this document to you on a without prejudice basis.*