

NT Consulting Pty Ltd ATF Staroselsky Super Fund  
C/- Mr & Mrs Staroselsky  
118 Burradoo Rd  
Burradoo NSW 2576

Dear Mr & Mrs Staroselsky

**RE: MARKET OPINION OF VALUE FOR 50 GOVERNMENT ROAD, BEACON HILL NSW 2100**

We write this letter to confirm our market opinion of value for the above-mentioned property.


Based on limited recent comparable sales achieved in the area we believe the property could achieve in the vicinity of **\$1,600,000** in the current marketplace. Please see below for nearby sales.

- 35 Government Road, Beacon Hill - \$1,590,000
- 40 Government Road, Beacon Hill - \$1,600,000

Please note that this is not a Property or Rental Valuation, only an opinion of market values according to the current marketplace.

If you require further information regarding the above, please do not hesitate to call on **02 9982 0678 or 0417 654 068.**

Yours faithfully,  
**McGrath Estate Agents**



**Mario Esposito**  
**PRINCIPAL**



**Giovanni Di Mauro**  
**LICENSED SALES AGENT**

Disclaimer: This appraisal has been prepared solely for the information of the client and not for any third party. Although every care has been taken in arriving at the figures, we stress that they are an opinion only and should not be construed as a valuation. We must add the warning that we shall not be responsible should the Appraisal or any part thereof be incorrect or incomplete in any way

**COLLARROY / DEE WHY**

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