

5 October 2023

Carex Super Co Pty Limited
Attn: Mr R Bradshaw
28 Birriley Street
BOMADERRY NSW 2541

RE: SELLING PRICE ESTIMATE – 28 BIRRILEY STREET, BOMADERRY NSW 2541

Dear Rex & Christine

Thank you for the opportunity to provide you with a selling price estimate for your home in Bomaderry.

Based on current market conditions and properties that have recently sold we believe the home will sell between **\$950,000 - \$1,100,000**

Street Address	Suburb	Bed	Bath	Car	Land Size	Sale Price	Sold Date	Gross Rent Return	Rental Yield
6 & 6A Doreen Court	West Nowra	5	3	2	805	\$810,000	26-Oct-22	\$755.00	4.80%
10 & 10A Kauri Street	Worrigeer	5	3	2	600	\$815,000	28-Aug-23	\$860.00	5.50%
17 & 17A Kauri Street	Worrigeer	5	3	2	600	\$820,000	10-Feb-23	\$820.00	5.20%
10 & 10A Alpina Place	Worrigeer	5	3	2	718	\$845,000	11-May-23	\$850.00	5.20%
62 & 62A Rannoch Drive	West Nowra	5	3	2	626	\$850,000	9-Nov-22	\$880.00	5.40%
27 & 27A Moresby Street	Nowra	6	3	2	500	\$863,000	10-Aug-23	\$930.00	5.70%
4 Manoora Way	Nowra	6	3	2	510	\$867,000	8-Sep-23	\$950.00	5.70%

In forming our sale price opinion, we have had regard for sales transactions that occurred close to your home, properties listed for sale and current market conditions.

If you have any questions, feel free to call.

Yours Sincerely,



Karl Poulton
Professionals Nowra