

McGrath

19th March 2020

C S Purcell and S A Rurcell
As Trustees for Purcell Super Fund

RE: Market Appraisal
PPTY: 410/99 Dow Street, Port Melbourne

Thank you for allowing us the opportunity to provide you with a current market appraisal of your property. When assessing a properties value I consider general market conditions, comparable sales and the possible target market for your ptoperty.

It is in my opinion that the current value would be in the vicinity of \$470,000 - \$480,000.

Thank you agina fo rhtis opportunity, if I can be of any assitnace in the future please odnt hesitate to contact me.

Kind Regards
McGrath Estate Agents



Melanie Walden
Licensed Sales Agent
0422395214
melaniewalden@mcgrath.com.au

ST KILDA

168 Carlisle St
St Kilda VIC 3182
T +61 3 9527 5563
F +61 3 9527 9585

A.J. Barley Pty Ltd ABN 38 004 635 992 (an independently owned and operated Franchised business) T/as McGrath St Kilda
Directors & Licensed Estate Agent: Josh Stirling, Shane Goldfarb, Michael Townsend