

17 November 2023

Chris McGregor

0420 555 997

chris@bayislandsproperty.com.au

www.bayislandsproperty.com.au

EXPERIENCE, EXCELLENCE, RESULTS

Jeffery Rood

Rood Investments Pty Ltd

E. jefferyrood@yahoo.com

Dear Jeffery,

RE: 46 Gordon Rd Macleay Island – Market Appraisal

After comparing 46 Gordon Rd Macleay Island to the three similar properties which have recently sold on Macleay Island in the last 6 months, it is my opinion that should 46 Gordon Rd Macleay Island sell today, it will be able to achieve a sale price in the vicinity of \$400,000 to \$420,000.

Comparable Sales

<u>Property</u>	<u>Sale Date</u>	<u>Sale Price</u>
12 Mango Cres Macleay Island	16 Aug 23	\$350,000
5 Arthur St Macleay Island	12 Sep 23	\$475,000
13 Ore St Macleay Island	6 Jun 23	\$490,000

Should you require any further information please contact me.

Chris McGregor

Licensed Real Estate Agent