

21st February 2017

JAMES NK SUPER FUND / ACN 79623236778
PO BOX 713
WOLLONGONG NSW 2520

Ray White Elizabeth Bay

40 Macleay Street
Potts Point NSW 2011

T 02 9331 9600

F 02 9331 9633

E elizabethbay.nsw@raywhite.com
raywhiteelizabethbay.com

Dear James,

RE: Market Estimation
Property: 469/15 Springfield Avenue, Potts Point

Further to our discussion, please find below brief market estimation for your records.

We are of the conservative opinion that the property would achieve a sale price in the vicinity of **\$400,000** in the current market. This is based on recent sales within the building and current market conditions.

The above opinion is not to be taken as a form of valuation, but rather it is provided simply as a guide to a current likely selling price range. As discussed the market has been very buoyant in recent months due to a lack of stock

If you require clarification of the above, please do not hesitate to contact me.

Yours faithfully,

RAY WHITE ELIZABETH BAY



TRISTAN BASSEY

Licensed Real Estate Agent

T 9331 9600

M 0402 466 859

E tristan.bassey@raywhite.com