30th November 2021

Charles Spiteri

chaz3500@gmail.com

Dear Charles,

**RE: 8/16 Kiora Road, Miranda**

Thank you for the opportunity to price your property.

As requested, McGrath Estate Agents have considered the potential sale price of the property based on current market conditions and recent comparable sales.

I believe the property would achieve a sale price in the vicinity of $650,000 given other recent two-bedroom unit sales.

Thank you once again for allowing McGrath Estate Agents to give you an appraisal on your investment unit and I hope to assist you again in the future.

Warmest Regards

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**Matthew King**

**McGrath Estate Agents**

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\* Please note that this is an estimation only and is not to be misconstrued as a licensed valuation.