

10/10/2023

Greg & Alyson Thomas

Via Email: gjthomas@tpg.com.au



RE: 21/18 Wellington Street, East Perth

Appraised Value: \$485,000.00 - \$495,000.00

Thank you for requesting an appraisal on your property at 21/18 Wellington Street, East Perth,

The Perth property market has seen a substantial uplift in demand, which has been an unforeseen result of the Covid 19 Pandemic. Prior to this, Perth had been in a 2 year property decline; however the last few months have seen a burst of activity.

On this basis there are improved sale prices filtering through and we have taken this into account when appraising your property. We have also enclosed evidence of recent listings and sales in the same area for comparison.

After researching similar apartments and their recent sales, together with properties currently on the market in the same location, we believe that the property would sell at around the \$485,000 - \$495,000.00

Our commission fee for existing clients is 2.2% including GST.

Should you wish to discuss this appraisal further please don't hesitate to contact us.

Kind Regards

A handwritten signature in blue ink, appearing to read 'Kym Thomason', with a long horizontal flourish extending to the right.

Kym Thomason