

12th October, 2020

GRACY HOLDINGS PTY LTD,
PO BOX 169, Mount Helena, WA 6082

RE: MARKET APPRAISAL – 12/10 Prescott Place Orelia WA 6167

Dear Tracy

Thank you for allowing me the opportunity to provide you with a current market appraisal on the above mentioned property.

In arriving at our pricing recommendation we have taken into account comparable properties on the market and those that have been sold recently. Taking these findings and the current market conditions into account, we recommend marketing your property **from \$135,000.00 TO \$145,000.00 with moderate maintenance and improvement's**

Our discounted fixed selling fee commission would be \$ 7,000.00 plus GST.

Plus The first \$1300.00 worth of advertising will be payable by the vendor to a max of \$1300.00 to include, **professional photography & For Sale - sign board, 90 days realestate.com.au Highlight property Ad, thereafter continues as a standard Ad**

Also we are happy to conjunct with other real estate agents to maximize your property's exposure in the market place.

Being part of the LJ Hooker Group means that I have access to the very best systems, strategies and technology available today, with our offices being in prominent locations with our qualified and experienced Sales Consultants to increase the opportunities of selling your property for the best possible price..

Please feel free to call me at the office on 08 9439 3333, my mobile 0424 617 370 or email me royb.kwinana@ljh.com.au at any time to discuss any real estate needs or queries you have. I look forward to making you another of our valued clients and ensure the best possible outcome for you.

Kind Regards



Roy Barraclough

Sales and Leasing Consultant

LJ Hooker, Kwinana

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