

30th August 2019

Englia Pty Ltd J & P L Easley
9 Showgrounds Drive
HIGVALE QLD 4520

Dear John & Patricia,

Re: MARKET APPRAISAL – 4 Mountview Crescent, Oxley Vale

Thank you for giving us an opportunity to provide you with a Market Appraisal for your investment property.

As the market has changed over recent months this change has made it difficult for the real estate industry to price property within a narrow band, and almost impossible to value to an exact figure. Ultimately the market will decide the price.

However, with the recent sales of similar houses in the area we believe the price range, would be approximately \$330,000 to \$350,000.00. It is important to note that the valuation on this property is based on a roadside inspection and that we have not inspected the property to limit the amount of disruption to the tenant. However, if you are interested in selling, we would do a full inspection to give you a more definite valuation.

The Tamworth, and surrounding, market is quite strong at the moment and we are experiencing good buyer enquiry. If you would like to list the property for sale, we will provide you with all the information you require to achieve a good result.

Please feel free to contact me if you need anything further.

Kind Regards,



Erin King

Professionals Tamworth

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\$340 000