

NOONAN

PROPERTY MANAGEMENT
PROPERTY SALES
INVESTOR FINANCE

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7th July 2022

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31 MORTS ROAD
MORTDALE NSW 2223

Mr Bozinovski & Mrs Bozinovska
39 St Catherine Street
Mortdale NSW 2223

ninaboz@hotmail.com

Dear Louie & Nina,

RE: MARKET APPRAISAL
PROPERTY: 3/4-6 JERSEY AVENUE, MORTDALE

Thank you for the opportunity to inspect the property and provide you with a market assessment on 3/4-6 Jersey Avenue, Mortdale.

Our market opinion based on comparative sales, size, position, construction and current economic factors is that if the abovementioned property is offered on the market for sale in its current state, it could be expected to realise in the vicinity of **\$750,000 - \$780,000**.

We note, the Sydney Property Market proceeded expectations with high growth in property prices in 2020 and 2021, however 2022 presents itself with a falling market, declining property prices with the overseas conflict, Federal election, high cost of living and the first raise in interest rates for twelve years.

The only true indication of the current market value would be obtained at sale by public Auction. When it comes to selling your property, we can tailor a marketing campaign to suit your requirements.

This opinion is not to be construed as a valuation and is given on the basis that it will not be relied upon for any other purpose than as a guide to a reasonable selling price.

If you have any questions or would like discuss this further, please contact me on **0455 HUGHES** (0455 484 437).

Yours faithfully,
NOONAN REAL ESTATE

David Hughes JP
Licensed Real Estate Agent
Registered Valuer No 18305

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