

# McGrath

9<sup>th</sup> November 2023

Leanne George  
17 Bradley Avenue,  
Hammondville NSW 2170

Dear Leanne,

**Re: Market Appraisal – 7/51 Cox Street, Mudgee NSW 2850**

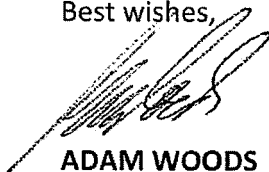
I would like to thank you for the opportunity to provide you with a market appraisal of the above-mentioned property. We have considered the current market conditions, recent comparable sales and properties currently listed.

It is our opinion that the property is worth in the vicinity of **\$480,000**.

Please understand that the market can vary in a short space of time. It is our recommendation that if you make a decision to sell your property at a later date our appraisal figure will need to be reviewed with respect to the current market conditions. We are happy to provide this service free of charge at any time you may require.

Thank you again for the time you spent with me discussing your property. When you decide to sell, I would love to assist you in any way I can.

Best wishes,



**ADAM WOODS**  
**LICENSED REAL ESTATE AGENT**

**CENTRAL TABLELANDS**

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