

17 July 2020

Lance & Glen Schlipalius  
14 Delta Avenue  
Ashwood VIC 3147

Dear Lance & Glen,

**516B/15 Bond Street, Caulfield North**

We confirm your instructions to provide a market appraisal of the above property.

When appraising the property, we take into consideration the following:

- Comparison with similar properties
- Features or benefits of the property
- Condition and presentation of the property
- Overall position of the sales market

As a Certificate of Title has not been supplied, this report is subject to there being no easements or encumbrances that may adversely affect the use and occupation of the site.

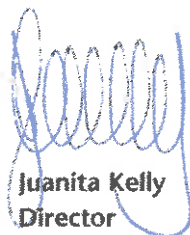
We anticipate the value of the above property to be in the range of **\$550,000 - \$570,000**.

Market and economic conditions are subject to change and we recommend an updated assessment be undertaken at 3-6 monthly intervals, unless the property is offered for sale.

If you require a more comprehensive report at any time, we would be happy to be of assistance. We take this opportunity to thank you for your instructions and look forward to being of further service.

Should you have any queries please feel free to contact our office.

Yours sincerely,



**Juanita Kelly**  
**Director**  
**Licensed Estate Agent**

This is a guide only and should not be relied upon as a guide to any other property. Every effort has been taken to ensure this guide is accurate. However, it should not be relied upon as a guide to any other property. Qualified valuers are operating professionally. Their advice is based on the information provided and is not a professional fee will apply.