

16 September 2022



BALANCE ACCOUNTANTS & ADVISORS  
18 Redfern Street  
COWRA NSW 2794

Dear Mark,

**Re: Market Appraisal for; 20 Lyall street, Cowra - Client: GEKKO GROUP PTY LTD**

Thank you for asking our company to provide a market appraisal for the above address.

After assessing all relevant and nearby sales data, I feel a realistic estimated value for the property in the current market to be **\$320,000**. (Sales data obtained below)

32 WILLIAM STREET COWRA NSW 2794	-	-	-	1,533m <sup>2</sup>	Commercial: Industrial Building	25 Jun 2021	\$330,000	-	0.15Km
23 YOUNG ROAD COWRA NSW 2794	3	1	5	2,000m <sup>2</sup>	Business	09 Aug 2021	\$350,000	-	0.34Km
60-62 YOUNG ROAD COWRA NSW 2794	1	1	-	2,305m <sup>2</sup>	Commercial	21 Oct 2021	\$358,000	-	0.36Km
<b>RECENT SALE</b> 71 YOUNG ROAD COWRA NSW 2794	-	-	1	1,033m <sup>2</sup>	Commercial	29 Jul 2022	\$260,000	-	0.85Km
63 GRENFELL ROAD COWRA NSW 2794	-	-	-	2,911m <sup>2</sup>	Commercial	09 Jul 2021	\$270,000	-	1.08Km

Should you require anything further, please don't hesitate to contact myself.

Yours sincerely,  
**Agri Rural NSW**

**JOSH KEEFE**  
Director  
LICENCED REAL ESTATE & STOCK/STATION AGENT  
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