

10th August 2023

VHP Enterprises PTY LTD

Via Email

Dear Daniel,

RE: Market Assessment: 'Creely Bay': 169-171 Arthurs Lake Road, Arthurs Lake.

Thank you for allowing me to give you an updated estimate of market assessment of your property at 'Creely Bay', 169-171 Arthurs Lake Road, Arthurs Lake

Central Highlands property market has increased since purchasing the property \$330,000 in 2013.

In taking these into account, current sales data and previous experience lead me to a probable market value of land is \$420,000 to \$480,000 and improvements of \$480,000 to \$550,000.

I have included a Comparative Market Analysis with this appraisal letter, which compares your property to recent sales and currently listed for sale in Central Highlands,

I realise you are not looking to sell right now, however in the future when things change and you decide to buy or sell, I would be thrilled if you remembered me. I have added you to my list of personal clients that receive a quarterly update on the market. Also if you were talking with friends and family about real estate I would be so grateful if you mentioned my name.

Thanks again, I look forward to keeping in touch!

Nick Hay

Real Estate Agent.

Howell Property Group

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Note; This market assessment is a conclusion drawn from our research and database. It should not be interpreted as being a formal valuation carried out by a registered valuer or which could be used in support of an application to borrow money or for insurance purposes. The assessment is for your guidance to place your property on the market.