

Jane & Terry McMahon  
5/9 Cypress Crescent  
Cabarita Beach NSW 2488

6th July 2021

Dear Jane

Thank you for reaching out and allowing us to provide you with this current market appraisal. When appraising property, the following factors need to be considered:

- \* Property attributes- size, location, age, presentation
- \* Current market trends
- \* Recent comparable sales in the area

It is important to understand there are strict laws regarding the way an agent arrives at an estimate of selling price and this figure must be able to be substantiated in writing by looking at finalised, comparable sales.

Taking these factors in to consideration, the property would be likely to achieve a sale price in the region of \$690,000 - \$720,000 in the current market.

**\$705,000 = average**

Through strategic pricing and marketing campaigns, we have consistently achieved sale prices in excess of original estimates. Should you decide to sell, we welcome the opportunity to present you with our marketing strategy to achieve you the best possible result.

Please feel free to call me on the below mobile anytime to discuss.

Yours Sincerely,

**market value recorded in BGL =**

Acc 72650 WDV	\$14,894.40
Acc 76500 WDV	\$359.31
Acc 77200	\$689,746.29
<b>Total</b>	<b>\$705,000.00</b>

Erin Nielsen  
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