

31 July 2020

Chestnut Group Pty Ltd
C/- 377 Cornwall Street
Greenslopes Qld 4120

Dear Sir/Madam

Re: Market Appraisal – 150/2 Melody Court Warana Qld
2 bed, 1 bath, single garage
Property description: L18 GTP3002

Based on the Comparative Market Analysis reflecting the latest sales in the immediate vicinity with comparable features and condition, I believe the market position of this property is **\$425,000** in the current market.

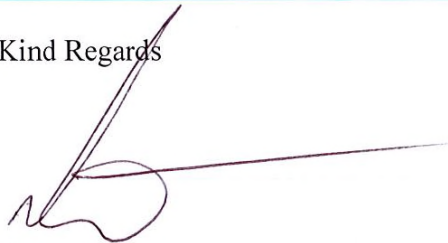
Comparable Sales

Date	Address	Sold
June 2020	181/2 Melody Court Warana	\$390,000
Jan 2020	249/2 Melody Court Warana	\$375,000
Feb 2020	277/6 Melody Court Warana	\$398,000

Should you wish to take the property to the market we will work tirelessly to achieve the best possible price in the shortest possible timeframe. My friendly team is ready to help you get your property **SOLD!**

I will contact you in the coming days to discuss your options however should you have any questions in the meantime, please do not hesitate to call me anytime on 0419713388.

Kind Regards



Edwin Limque
Principal