

Wednesday, 10th August 2023

The Directors

BRM Super Fund

[c/o mrawls@bigpond.com](mailto:c/o_mrawls@bigpond.com)

Dear Liza and Marcus,

RE: MARKET APPRAISAL FOR: 41 Jubilee Street Toodyay

Being Lot 546 on Plan 020995

Thank you for requesting our office to complete a Market Appraisal on your property.

Taking into consideration the location of the Block and current Land Sales in the area, I have put an appraisal price of:

\$90,000 to \$95,000

Land sales have increased over the past year and property value has also increased.
The size of 41 Jubilee Street is appealing also being over average and a good layout.

If you require any further information or assistance please do not hesitate to contact **Sam Woodford** on mobile: **0408 465 029** any time.

Regards

TONY MADDOX

PRINCIPAL/ LICENSEE

MOB: 0408 465 029