

25th June 2022

Guy Raymond Loucks & Suzanne Jane Loucks
3 Pildra Place,
Frenchs Forest, NSW 2086

273 High Street,
Melton, VIC, 3337
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Dear Guy Raymond Loucks & Suzanne Jane Loucks,

RE PPTY: 31 Astley Drive, Strathtulloh, VIC 3338

Thank you for your invitation to inspect your property with a view to providing our opinion of the potential selling price.

After careful consideration of available sale prices in the area, it is our opinion that under current market conditions, your property should appeal to buyers around the **\$520,000-550,000 price range**.

Obviously, under ideal conditions this figure could be exceeded. The end result would depend on the mood of the market and availability of similar properties at any particular point in time.

We stress, this appraisal is our opinion only and has been prepared solely for your information. It is not to be relied upon by any third party and is not to be treated as a valuation. If you require a registered valuation, we can refer you to a qualified valuer.

We trust this information assists you. If we can be of any further assistance, please do not hesitate to contact me personally.

Yours faithfully,

Barry Plant Real Estate



Ned Nikolic. LEA# 079299L

SENIOR SALES MANAGER / PARTNER

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