

# buxton

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30<sup>th</sup> June, 2021

Re: 16/22 Abbott St Sandringham VIC 3191

Dear Luba,

Thank you for the opportunity to provide an opinion of value for your investment property at 16/22 Abbott Street Sandringham.

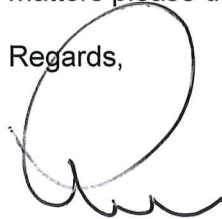
Property values are always changing. The Real Estate industry is often guilty of over promising and under delivering. In other words, over quoting to a prospective seller to get their business and then under delivering when it comes to the final selling price.

Buxton endeavors to provide a realistic appraisal that can be proved to you by analysis. The comparable sales evidence currently suggests that your property at 16/22 Abbott St Sandringham to be in the vicinity of \$375,000 - \$410,000 as at 30<sup>th</sup> June 2021.

It's important to remember that everything we do is aimed at exceeding our market appraisals.

If you have any further questions regarding this appraisal or any other real estate matters please do not hesitate to contact me.

Regards,



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