



8 February 2023

BALANCE ACCOUNTANTS & ADVISORS  
18 Redfern Street  
COWRA NSW 2794

Dear Matt,

**Re: Market Appraisal for: 17 Waratah Street, Cowra - Client: Brookfield Super**

Thank you for asking our company to provide a market appraisal for the above address.

Property particulars: 8,584m2  
LOT DP1070065

After assessing all relevant and nearby sales data, I feel a realistic value for the property in the current market to be **\$1,600,000 to \$1,800,000**.

**Most sale data that has occurred, is shown to be smaller land area and buildings and highway frontage. We have allowed for the value component of both buildings and the size, and position of the land.**

Should you require anything further, please don't hesitate to contact myself.

Yours sincerely,  
**Agri Rural NSW**

A handwritten signature in blue ink, appearing to read "Josh Keefe", written over a faint circular watermark.

**JOSH KEEFE**  
Director  
LICENCED REAL ESTATE & STOCK/STATION AGENT  
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