



20/09/2023

Lewloy Investments Pty Ltd ATF Lewloy Superannuation Fund  
; Lewloy Property 1 Pt  
P.O Box 127,  
GOODWOOD, SA, 5034

**Dear Tony,**

**Sale Appraisal for 18A Vantage Avenue, CLYDE NORTH, VIC, 3978**

Thank you for the opportunity to provide an indicative Sales appraisal.

In order to obtain a current market value I have taken into consideration the premises, land size, location, existing rental and comparable sales in the immediate area.

Based on the current market comparable for similar properties in the vicinity, it is my opinion that a proposed sale of your property on the basis that the built home has been completed and ready for sale, would achieve in the vicinity of **\$595,000 - \$645,000.**

If I can be of any further assistance, please do not hesitate to contact me and I look forward to speaking with you soon.

Yours Sincerely,

A handwritten signature in black ink, appearing to read "Eric Lim", written over a light grey grid background.

Eric Lim  
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THIS IS NOT A VALUATION - This opinion is for the use only of the party to whom it is addressed and for no other purpose.  
No responsibility is accepted to any third party who may use or rely on the whole or any part of the contents of this opinion.

We believe  
it's the little  
things that  
make a  
difference!