



13/15 MCPHERSON ROAD SMEATON GRANGE NSW 2567

Prepared on 6th July 2022

Michelle Auckland
Combined Commercial

Studio 4, Shop 10-11 38 Exchange Parade
NARELLAN NSW 2567

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The Proprietor
Mcperson Road
Smeaton Grange NSW 2567

12th May 2022

Dear Reader,
Thank you for the opportunity to appraise your property at 4/160 HARTLEY ROAD SMEATON GRANGE NSW 2567

Careful consideration has been taken to provide you with an appraisal for your property in today's market conditions.

To establish a market value, I have carefully considered the premises, size, location, along with current market conditions and similar properties recently sold or currently on the market.

Should you have any questions relating to the information contained within this appraisal, please do not hesitate to contact me on the details below.

If I can be of any further assistance, please do not hesitate to contact me on the details below. I look forward to working with you to achieve your real estate goals.


Yours Sincerely,

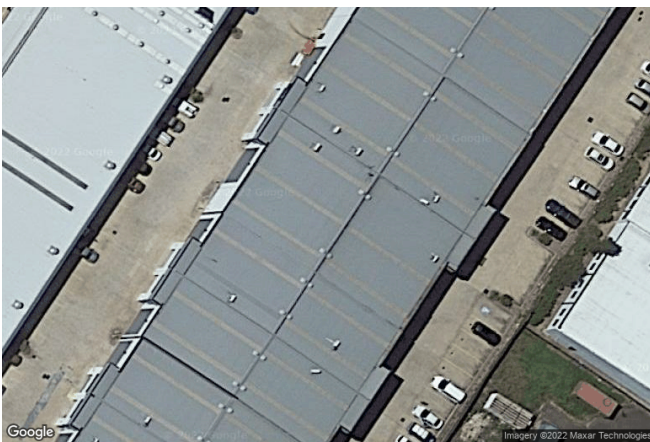
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Your Property

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-  -  -  219m²  - 

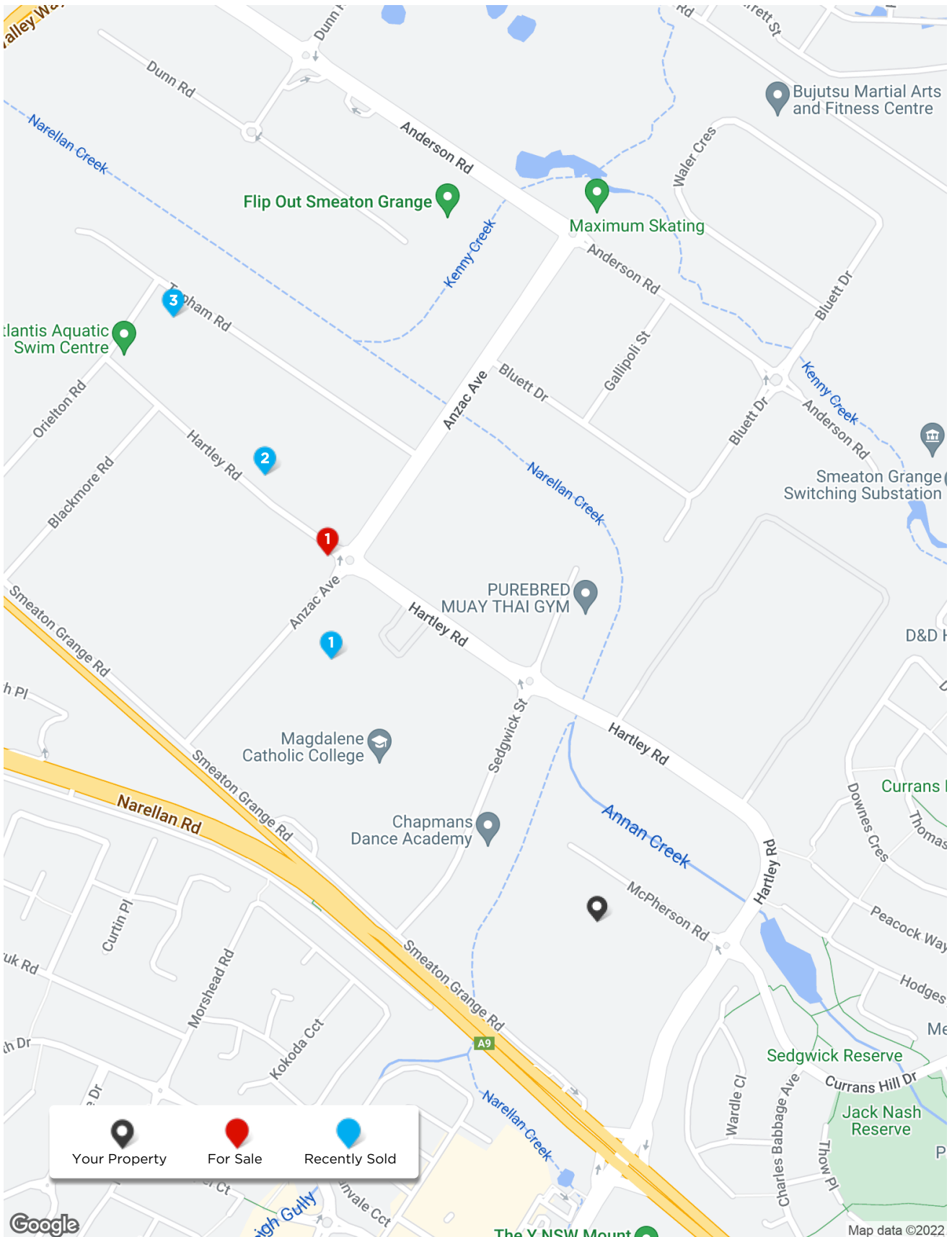


Your Property History

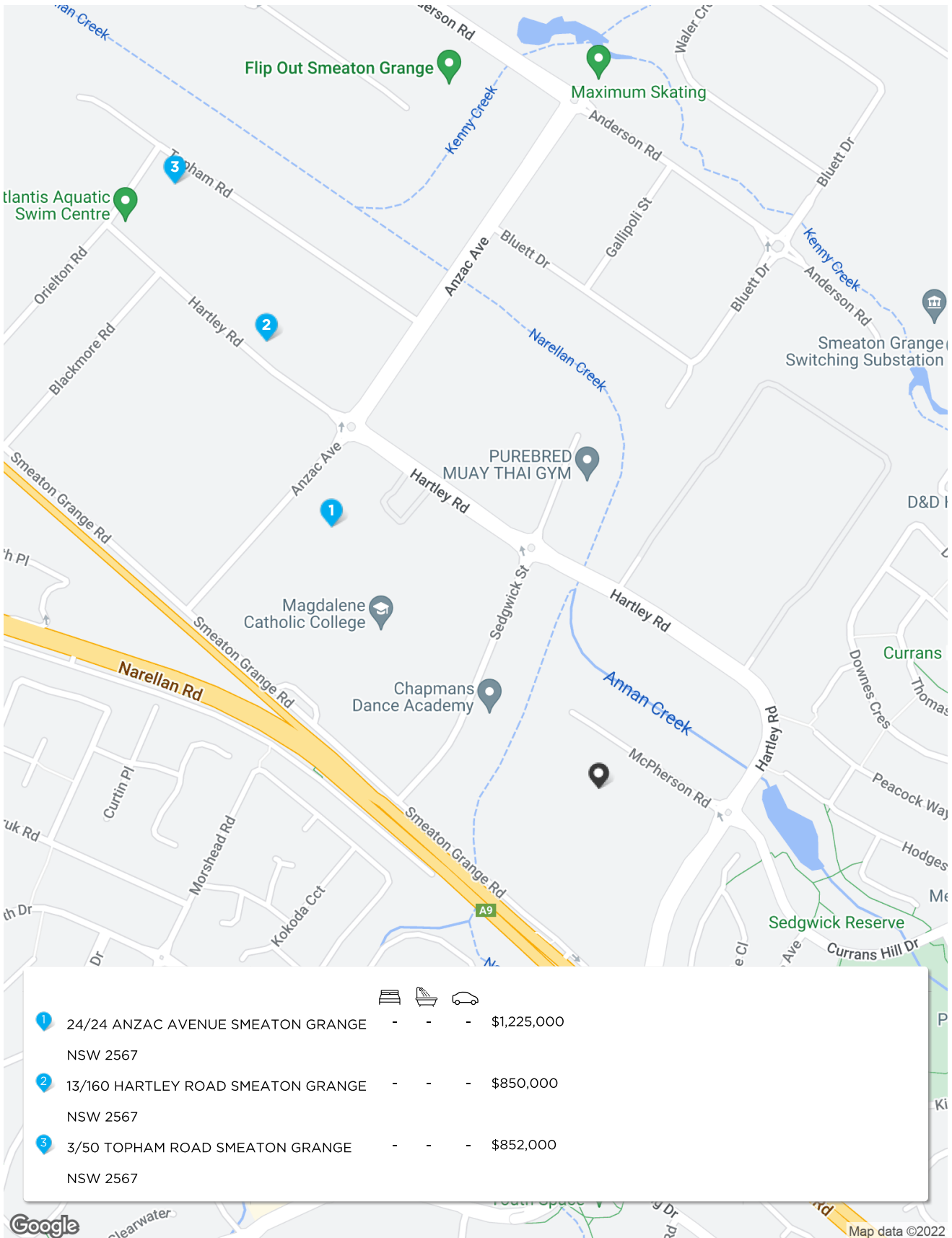
- 7 May, 2021 - Sold for \$1
- 23 Jan, 2012 - Sold for \$270,000

Introducing Michelle Auckland

Comparables Map: Sales & Listings



Comparables Map: Sales



* This data point was edited by the author of this CMA and has not been verified by CoreLogic

Comparables Map: Listings








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Comparable Listings EOFY 2022

1 16/151 HARTLEY ROAD SMEATON GRANGE NSW 2567

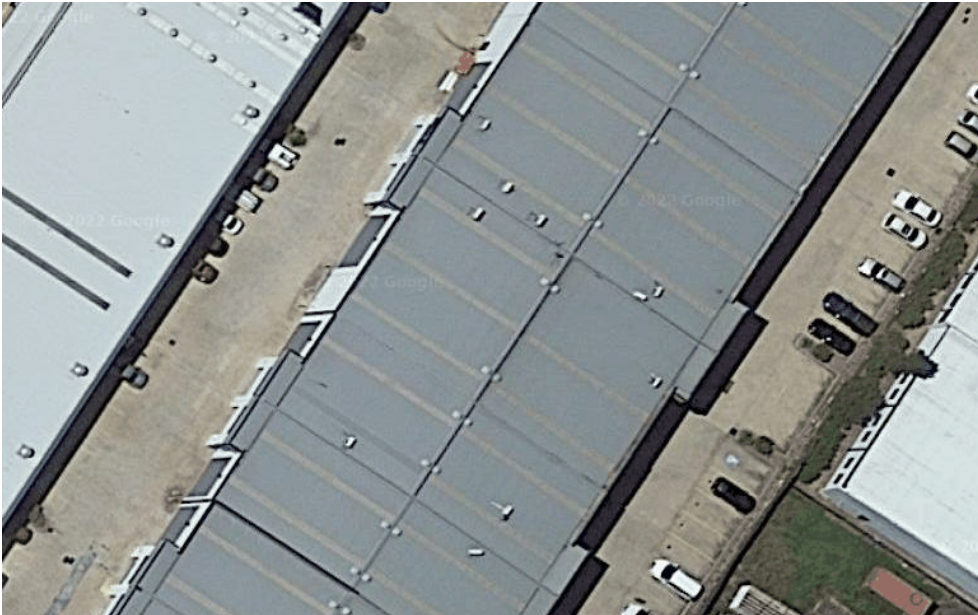


 -  -  3  -  312m²
Year Built - DOM 123 days
Listing Date 05-Mar-22 Distance 0.74km
Listing Price \$1,000,000 No GST

DOM = Days on market * This data point was edited by the author of this CMA and has not been verified by CoreLogic

Summary

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Appraisal price range
\$876,000 - \$919,800

Notes from your agent

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