

03 February 2021

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85 Waterfall Gully Road
WATERFALL GULLY SA 5066

 **LJ Hooker**
Flinders Park

240 Grange Road
Flinders Park SA 5025

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Dear Sir/Madam

Thank you for inviting me to provide a market appraisal for your property at
Unit 1,246 Melbourne St North Adelaide SA 5006.

It makes good financial sense realising the value of possibly your greatest asset. This will help you when planning for your future move and financial management further creating financial wealth & freedom.

When making these decisions you need the right information that will help you make the choices that will best help you.

When appraising a property, these **are the** main factors we take into consideration:


1. The property's location
2. Age and current condition
3. Comparable sales in the area
4. Current supply and demand for properties
5. The state of the market

Considering all the above factors we believe **Unit 1,246 Melbourne St North Adelaide SA 5006** would achieve a price in the range of \$770,000 to \$800,000.

Once your decision is made to sell your greatest asset, I would be thrilled to help you achieve the best possible price and choose the best marketing plan to suit you.

Please call me anytime on 8352 1155 or 0433 117 801.

Yours Faithfully



Ralph Pacillo

Principal
LJ Hooker Flinders Park
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