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Lang and Forbes Pty Ltd
2B Tanja Court
Tallai Qld 4213

Dear Lionel & Tracey,

RE: 8 Kinghorne Street, Goulburn NSW 2580

Thank you for the opportunity to inspect your property and provide our opinion of its current market value. We feel very confident that Antony & Edwards Real Estate has the right mix of enthusiasm, experience and market expertise to achieve the best result possible should you choose us to sell your property.

After inspecting the property, I believe realistic prices after completion of repairs to this property in the current market would be a sale price of **\$625,000 to \$675,000** and a rental price of **\$550.00 to \$600.00** per week.

This opinion is based on recent sales of similar properties and an analysis of current market conditions. It is important to realise that this is a market opinion only and should not be misinterpreted as a formal valuation.

Should you decide to sell your property, we would appreciate the opportunity to discuss our selling strategies with you in more detail.

If we can be of any further assistance, please feel free to contact us anytime.

Kind regards,

Antony & Edwards Real Estate



Tom Antony

Director - Licensed Real Estate Agent

www.antonyandedwards.com.au