

21st November 2023

To Whom It may Concern,

RE: 42/13-19 Robert Street, Penrith NSW 2750

After an inspection of the above-mentioned property, in today's market based on recent sales in the area and considering current market conditions we feel an opinion of the property would fall into the vicinity of the \$550,000 range.

Given the uniqueness of this property I believe special attention needs to be given to marketing strategy and tailoring a campaign complimentary to the property and market conditions.

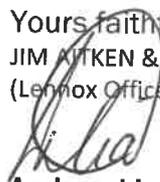
The property has features quite sought after in our local area. We have at most times numerous buyers waiting for such properties to come up, with this in mind it is important we saturate the market highlighting these features.

This opinion of reasonable selling price in the current market and has been prepared solely for the information of the client and not for any third party. Although every care has been taken in arriving at the figure, we stress that it is an opinion only and not to be taken as a sworn valuation.

I would like to thank you for the opportunity to be of service.

If there is any further information that you require, I can be contacted on (02) 4735 2121 or anytime on my mobile 0414 988 707 and would welcome your call.

Yours faithfully,
JIM AITKEN & PARTNERS
(Lennox Office)



Andrew Lia
Sales Consultant

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