



9 October 2018

Carolyn Reed
17 Hilma Street
Collaroy Plateau NSW 2097

Dear Carolyn,

RE: 11/17 Jenkins Street, Collaroy

Thank you for the opportunity to provide you with an update of your property's current market value. When assessing a property's value we consider a number of factors including general market conditions, comparable sales and the possible target market.

Based on my research, we would expect a selling price in the vicinity of \$ \$575,000 to \$625,000 to be achievable in the climate of 2017/2018.

Please don't hesitate to contact me with any queries.

Kind regards,

A handwritten signature in black ink, appearing to read "James Hawley".

James Hawley
Principal

856a Pittwater Road, Dee Why NSW 2099
02 9981 2133
0414 922 290
jameshawley@stonerealestate.com.au

Hello from
BresicWhitney
Darlinghurst.

Carolyn Reed

Via Email – rac.reed@bigpond.com

28 June 2018

Dear Carolyn,

Re: Property Appraisals

Thank you for asking us to provide our assessment on your investment properties.

① *66/53-55 Cook Road Centennial Park –*
I believe this apartment would sell in the \$400,000 - \$430,000 range. Recent sales include;

| | | | |
|----------------------------------|----------------|---------|----------------|
| 240/60 Cook Road Centennial Park | Sold \$388,500 | 21/4/18 | (un-renovated) |
| 7e/105 Cook Road Centennial Park | Sold \$390,000 | 12/2/18 | (smaller) |

② *16/16 Clement Street Rushcutters Bay –*
I believe this apartment would sell in the \$470,000 - \$490,000 range. Recent sales include;

| | | | |
|---------------------------------------|----------------|---------|----------------------|
| 6/16 Clement Street Rushcutters Bay | Sold \$465,000 | 2/1/18 | (inferior condition) |
| 103/74 Roslyn Gardens Rushcutters Bay | Sold \$480,000 | 16/1/18 | (larger building) |

③ *15/68 Bayswater Road Rushcutters Bay –*
I believe this apartment would sell in the vicinity of \$450,000. Recent sales include;

| | | | |
|--------------------------------------|----------------|---------|----------------------|
| 20/68 Bayswater Road Rushcutters Bay | Sold \$436,000 | 26/5/18 | (un-renovated) |
| 11/35 Roslyn Street Rushcutters Bay | Sold \$440,000 | 18/2/18 | (smaller, renovated) |

Please let me know if I can be of further assistance.

Regards,

Melinda Antella
Residential Sales Agent
BresicWhitney Estate Agents



FOLIO: 11/SP7177

| SEARCH DATE | TIME | EDITION NO | DATE |
|-------------|----------|------------|-----------|
| 16/9/2020 | 11:56 AM | 1 | 29/9/1999 |

LAND

LOT 11 IN STRATA PLAN 7177
AT COLLAROY
LOCAL GOVERNMENT AREA NORTHERN BEACHES

FIRST SCHEDULE

CAROLYN REED CONSULTING PTY LTD (T 6233739)

SECOND SCHEDULE (1 NOTIFICATION)

1 INTERESTS RECORDED ON REGISTER FOLIO CP/SP7177

NOTATIONS

NOTE: THE CERTIFICATE OF TITLE FOR THIS FOLIO OF THE REGISTER DOES NOT INCLUDE SECURITY FEATURES INCLUDED ON COMPUTERISED CERTIFICATES OF TITLE ISSUED FROM 4TH JANUARY, 2004. IT IS RECOMMENDED THAT STRINGENT PROCESSES ARE ADOPTED IN VERIFYING THE IDENTITY OF THE PERSON(S) CLAIMING A RIGHT TO DEAL WITH THE LAND COMPRISED IN THIS FOLIO.

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***



FOLIO: 51/SP5196

| SEARCH DATE | TIME | EDITION NO | DATE |
|-------------|----------|------------|----------|
| 16/9/2020 | 11:41 AM | 2 | 1/6/2010 |

LAND

LOT 51 IN STRATA PLAN 5196
AT CENTENNIAL PARK
LOCAL GOVERNMENT AREA SYDNEY

FIRST SCHEDULE

CAROLYN REED

(T AF527288)

SECOND SCHEDULE (1 NOTIFICATION)

1 INTERESTS RECORDED ON REGISTER FOLIO CP/SP5196

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***



FOLIO: 16/SP21081

| SEARCH DATE | TIME | EDITION NO | DATE |
|-------------|----------|------------|------------|
| 16/9/2020 | 11:48 AM | 6 | 21/12/2010 |

LAND

LOT 16 IN STRATA PLAN 21081
AT RUSHCUTTERS BAY
LOCAL GOVERNMENT AREA SYDNEY

FIRST SCHEDULE

CAROLYN REED

(T AF959797)

SECOND SCHEDULE (1 NOTIFICATION)

1 INTERESTS RECORDED ON REGISTER FOLIO CP/SP21081

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***



FOLIO: 15/SP10946

| SEARCH DATE | TIME | EDITION NO | DATE |
|-------------|----------|------------|-----------|
| ----- | ---- | ----- | ---- |
| 16/9/2020 | 11:52 AM | 6 | 20/5/2010 |

LAND

LOT 15 IN STRATA PLAN 10946
AT RUSHCUTTERS BAY
LOCAL GOVERNMENT AREA SYDNEY

FIRST SCHEDULE

CAROLYN REED

(T AF506040)

SECOND SCHEDULE (1 NOTIFICATION)

1 INTERESTS RECORDED ON REGISTER FOLIO CP/SP10946

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***