

5th October 2023

Attn: **George & Vicki Beissbarth**

Re: 3/47 Edwards Street, Lower Plenty

Dear George & Vicki,

After careful consideration of your property and completing my analysis of the local market by comparing these properties below I believe your property to be worth in the vicinity of:

Price range: **\$775,000 to \$825,000**

Comparable Sales:

- 2/24 Station Road, Montmorency - SOLD - 5/8/2023 - **\$780,000**
- 3/5 McCarthy Grove, Montmorency – SOLD – 23/9/2023 - **\$836,000** (No Body Corp & Newer)
- 5/38 Alma Street, Lower Plenty – SOLD – 6/5/2023 - **\$765,000**

Should you need any further information, please don't hesitate to contact me.

Kind Regards,



Shane Leete

0419 118 302

Director – Ray White Eltham & Diamond Creek