

2nd May 2023

Damon O'Shea Pty Ltd
6 Brock Place,
Whitebridge NSW 2290

C/o- damon.oshea@gmail.com

Dear Damon,

MARKET APPRAISAL
30/8 Concord Street, Boolaroo NSW 2284

Thank you for the opportunity to provide you with a market appraisal for the above property.

After investigating comparison sales in the area, I believe in the current market, the property would sell between an approximate sell guide of \$160,000 - \$180,000.

This figure is derived by current market trends, supply and demand, estimated rental yields and comparable sales in the area.

Although every care has been taken in arriving at this figure, we stress that this is an opinion of a valuation and not to be taken as a sworn valuation.

We appreciate the opportunity of being able to assist you and if you have any questions in relation to this matter do not hesitate to contact me on 4954 0399 or via email.

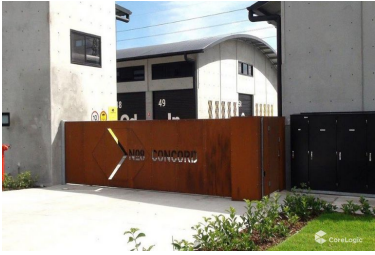











Yours faithfully,
McFarlane Real Estate



Jacob McFarlane
Director | Licensee | Sales

*Please note- this is an opinion based on today's market trends and is not to be construed as a valuation.
This appraisal is current for today only and is subject to change.*

Comparable Sales

1	79/8 CONCORD STREET BOOLAROO NSW 2284	Sold Price \$170,000
	<p>  -  -  1  - Year Built - Sold Date 16-Sep-22 First Listing Contact Agent Last Listing Contact Agent </p>	<p>  88m² DOM 39 Distance 0.05km </p>
2	20/6 CONCORD STREET BOOLAROO NSW 2284	Sold Price \$160,000
	<p>  -  -  -  66m² Year Built - Sold Date 14-Feb-22 First Listing - Last Listing - </p>	<p>  - DOM - Distance 0.07km </p>