

18/02/2022

**Market Opinion: 38/1 Roberts Street Charlestown**

Dear Sommerich Holdings Pty Ltd,

Thank you for your invitation to provide you with a professional opinion as to the market value of your property at 38/1 Roberts Street, Charlestown.

This market opinion provided is based on sales at the time and factors in size, position and condition of the property compared to the market in the local area at the time.

**38/1 Roberts Street, Charlestown**

- Torrens title property (74sqm)
- House; - 3 bedroom, 1 bathroom, 1 car space
- **Sales Price Estimate (February 2022) \$480,000 - \$520,000**

This price is based off research completed on the market against other comparable properties that have been sold and are currently listed for sale.

Please note this appraisal is not to be misconstrued as a valuation, but as a professional market opinion according to sales and market conditions as of February 2022.

Feel free to call or email at any time if you wish to discuss this further.

Kind Regards

*PHartgers*

Paul Hartgers  
Director and Licensed Agent

Contact Details

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