

McFarlane

REAL ESTATE

June 30th 2021

J & N Barnsley Pty Ltd ATF Barnsley Superannuation Fund
125 News Road
Werombi NSW 2570

Dear Natalie,

Re: Appraisal – 65/2 Warren Road, Warnervale

We wish to advise that in the current market that the above property would return approximately between **\$170,000.00 - \$180,000.00** if it were to be sold. This figure is derived by current market trends, supply and demand, commercial forces, comparable sales in the area and the availability of properties.

If you have any questions please do not hesitate to contact me at the office on 02 49540399 or via email jacob@mcfarlanerealestate.com.au

Kind Regards
MCFARLANE REAL ESATE



per Jacob McFarlane
Director