

08 May 2019



Mr Frank Luvera  
7 Gulf Court  
Semaphore Park, SA 5019

**RE: 56 Grattan Cove, Craigieburn, VIC 3064**

Dear Frank,

Thank you for inviting LITTLE Real Estate to provide market appraisal for the above property.

In order to obtain a current market value we have taken into consideration several variables including recent sales in the area, property features, size, location, and also potential rental return on investment.

After considering your property in the context of these variables, we believe your property will attract buyers looking in the broad field of \$340,000 - \$360,000.

*Valued to top end of the estimate, 30 June 2020*

I hope this market appraisal is of assistance to you at the moment and we would be pleased to inspect the property and prepare a detailed marketing report when you require more information regarding the sale of the property at a future date.

Please do not hesitate to contact me directly should you have any queries regarding the sale process.

Yours Sincerely,

A handwritten signature in blue ink, appearing to read "Alex Melnychuk".

Alex Melnychuk  
Sales Consultant - Licensed Estate Agent  
LITTLE Real Estate  
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This property price estimate is only for our clients benefit for proposed sales purposes under current market conditions.  
It is not a sworn valuation and under no circumstances should it be used for lending purposes or as expert evidence in legal proceedings.

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