

20 November 2020

Morrison Superannuation Nominees Pty Ltd  
134 Gage St,  
FIRLE SA 5070

**LJ Hooker**  
**Flinders Park**

240 Grange Road  
Flinders Park SA 5025

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Dear Sir/Madam

Thank you for inviting me to provide a market appraisal for your property at

Address: **Unit I, 3 4 & 4A/22 Farrow Rd Seaford SA 5070**  
Ownership: **Morrison Superannuation Nominees Pty Ltd**

It makes good financial sense realising the value of possibly your greatest asset. This will help you when planning for your future move and financial management further creating financial wealth & freedom.

When making these decisions you need the right information that will help you make the choices that will best help you.

When appraising a property, these are the main factors we take into consideration:

1. The property's location
2. Age and current condition
3. Comparable sales in the area
4. Current supply and demand for properties
5. The state of the market

Considering all the above factors we believe the properties should achieve the following prices:

1/22 Farrow Rd Seaford Meadows	\$185,000 - \$195,000
3/22 Farrow Rd Seaford Meadows	\$185,000 - \$195,000
4/22 Farrow Rd Seaford Meadows	\$185,000 - \$195,000
4A/22 Farrow Rd Seaford Meadows	\$185,000 - \$195,000

Once your decision is made to sell your greatest asset, I would be thrilled to help you achieve the best possible price and choose the best marketing plan to suit you.

Yours Faithfully  


Ralph Pacillo  
Principal  
LJ Hooker Flinders Park  
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