

1 Werribee Street
Werribee VIC 3030

Phone 9741 7777
Fax 9741 7799
Email werribee@ypa.com.au

James Antonio LEA
Officer In Effective Control
Director

Bassam Tofaili LEA
Director

26th June 2018

Mr V & Mrs G Adamek
V and G Adamek Super Fund
41 Evans Way,
WERRIBEE VIC 3030

Dear Vladmiur & Gallina,

RE: 12 Jellicoe Street, WERRIBEE VIC 3030

Thank you for the opportunity to give you an appraisal of the above mentioned property.

After viewing comparable sales in the area and taking into the consideration the property's current condition/presentation, we believe the potential market estimation for the property would be
\$650,000 - \$700,000

Obviously depending on the mood of the market and the method of sale you choose this figure could be exceeded. We stress, this appraisal is our opinion only and has been prepared solely for your information, and it is not to be relied upon by any third party and is not to be treated as a valuation. If you require a registered valuation, we can refer you to a qualified valuer.

If you have any further queries please do not hesitate to contact me anytime in the office or on 0411 449 821.

Yours faithfully,
YPA Estate Agents



Bassam Tofaili
DIRECTOR L.E.A