

6th February 2020

John Maroun
162 Aldington Road,
Kemps Creek NSW 2178

Re: Market Appraisal – Block of Units

Thank you for the opportunity to appraise your investment at 45 Purcell Street, Bowral NSW 2576.

Taking into consideration the current market conditions and reviewing recent comparable sales we believe this investment would achieve a sale price in the vicinity of \$2,500,000.

We believe there are several key factors that are positively contributing to the property market in our area right now;

- Increased confidence from one of our key buyer markets being Sydney
- End of financial year, with favourable returns for a lot of families
- Interest rate cuts to record lows, and restrictions on buying criteria being lifted.

In the past 10 years of selling property in the Southern Highlands property market I have seen the above points attribute to a very positive selling period. If you are having thoughts of selling sooner rather than later, please allow me to discuss the market in more detail.

We are more than happy to offer you an appraisal on an annual basis so please do not hesitate to contact our office on 0497 112 455.

Kind regards



Dianna Reiche
Sales Agent
McGrath Bowral

BOWRAL

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