

20<sup>th</sup> March 2023

Mr Pam Thomson  
ATF Thompson Superannuation Fund  
C/ 39 Owen Road  
Kelmscott W.A.

Dear Pam

**OPINION OF MARKET WORTH**  
**39 Owen Road KELMSCOTT**

Thank you for the opportunity to provide you with an appraisal on the above property as requested. This opinion of market worth is made upon the conditions and warranties contained in the attached Request for an Opinion of Market Worth.

After careful consideration we believe the property worth to be approximately \$880,000. We are mindful of the prices that have been achieved on other properties that have recently sold and also the present market conditions.  
The figures quoted are plus GST if applicable.

I hope this meets your approval, and should you have any queries, please do not hesitate to contact me accordingly.

Kind regards



Brian O'Neil  
*Property Consultant*  
*O'Neil Real Estate,*  
0409 870 970

**DISCLAIMER** This opinion of market worth has been prepared solely for the information of the client and not for any third party. Although every care has been taken in arriving at the figure we stress that it is an opinion only and not to be taken as a sworn valuation.