

Friday, 22 May 2020

Emporium Superannuation Pty Ltd

16 Stirling Terrace

Toodyay W.A. 6566

100 Stirling Terrace,
PO Box 520,
Toodyay WA 6566

T: 08 9574 2917

F: 08 9574 4081

info@asktonym.com.au

Dear Andrew and Lyn,

RE: MARKET APPRAISAL FOR: 16 Stirling Terrace Toodyay

Being Lot 24 on Plan 000088 being Vol 1670 and Folio 444

Thank you for requesting our office to complete a Market Appraisal on your property.

Taking into consideration the location of the Property and current Land Sales in the area, I have put an appraisal price of:

\$375,000 - \$395,000

The current downturn in the Market has had a detrimental effect on Prices in the area and as such prices have mostly fallen to meet the market.

Comparative Sales:

10 Stirling Terrace Toodyay Sold 19 Nov 2015 for \$363,000 (inc GST)(C/Bond Shed
Hardstand 1181m2)

92 Stirling Terrace Toodyay Sold March 2018 for \$300,000 (House , Shop and 1800m2)

100 Stirling Terrace Toodyay Sold Dec 2017 for \$375,000 (Commercial Office Premises)

If you require any further information or assistance please do not hesitate to contact **Tony Maddox** on mobile: **0408926497** any time.

Regards

A handwritten signature in black ink, appearing to be "Tony Maddox", written over the word "Regards".

TONY MADDUX

PRINCIPAL/ LICENSEE

MOB: 0408 926 497