

20<sup>th</sup> August 2018

B. Dolieslager & T. Jones  
31 Stanger St  
Yarraville 3013

Dear Brenda & Tracy,

**RE: 304/952-954 High St Reservoir (aka 304/20 Bedford St Reservoir).**

Further to your request for a market appraisal for the abovementioned property, please now find same. In assessing the value, I have considered all comparable sales within the district, the age and condition of the property and the current buyer sentiment in the market place. Obviously these values may change with varied market conditions, including supply and demand.

Therefore, after considering the above-mentioned factors, I believe that if offered for sale in the current market, an estimate of value for the property should be in the vicinity of \$330,000 to \$360,000.

It should be noted however, that market price is determined by buyers and not real estate agents. The true indication of value will be from gauging the response of buyers who inspect the property, both in numbers and in price feedback.

The current rental market suggests that if the property was to be put up for lease now, it should achieve a weekly rental of approximately \$310 to \$320 per week.

Should you wish to discuss any aspect of this opinion, please do not hesitate to contact me personally.

Kind Regards,



**Paul Castello – Licensed Estate Agent**  
Mobile: 0414 300 099