

Subject: Sales Appraisal - 21 Florence Street, Tweed Heads NSW 2485

From: "Sue Wahl" <suewahl@mcgrath.com.au>

Date: 14/08/2020, 11:16 am

To: almarg@craftsmanhomesth.com.au

To Margaret and Alan

Thank you for allowing me the opportunity of appraising your investment property above and providing you with an update of its current market value.

When assessing a property's value we consider general market conditions, comparable sales and the possible target market for your property.

In my opinion the estimate of the market-selling price of the above mentioned property would be in the vicinity of \$640,000 to \$660,000.

This opinion of value has been prepared solely for the information of the prospective client. Every care has been taken, however we stress this is an opinion only and is not to be taken as a registered valuation. Our comments in relation to likely selling price are submitted on the basis of comparable sales evidence and on the assumption that existing market conditions will prevail. We reserve the right to review our opinion after 45 days.

Kind regards

Sue Wahl