

12th April 2019

Paul Gordon
paul@spansurvey.com

Dear Paul,

Re 3/35 Arthur Street, Coffs Harbour



Further to your request for a landlord update, please see below. Please note that this is only a 'drive-past' update (we did not wish to disturb the tenants) and our research is based on our knowledge of the local market, as well as this particular townhouse complex, and information from our property management division. If you require a more accurate sales appraisal, an on-site inspection of the property would be recommended.

The current market in general

Demand for properties of this type, and within this affordable price range, is certainly constant and there have been some strong results throughout Coffs Harbour in the last 12 months. Low maintenance properties, east of the highway within a short distance of the beach and town, are in constant demand, particularly from downsizers, investors and young families. Other factors driving market demand include low interest rates, the proposed construction of the new bypass, and continued population growth on the Coffs Coast.

Features of your property

Two storey, 5 year old townhouse in a complex of six.
Three bedrooms, 2.5 bathrooms and single lock up garage.
Excellent location close to Macauleys Headland, main beach, and Park Beach Plaza.
Currently rented at \$390 per week.

Drive-by appraisal and comparative sales data

Based on the attached summary of recent comparable sales, we expect buyer interest for the property in the current market to be in the range of \$410,000-\$435,000.

Summary

Please don't hesitate to contact me should you have any questions in relation to this update, or if you would like us to provide a detailed marketing proposal.

Kind regards
First National Coffs Coast

Caroline Campbell

Caroline Campbell
Director | Licensed Real Estate Agent

Disclaimer: Appraisals are only intended as a guide to pricing and can be requested from real estate salespeople. Appraisals are estimated from knowledge of the local area and recent sale prices, and should only ever be used as an estimate of price. They are not definitive, have no legal standing.