

10 September 2023

Dear Abacus Superannuation Fund,

Thank you for allowing us the opportunity to provide you with a current market appraisal of your property at **47 Murchison Street, Gosnells as at 30 June 2023**

The figures are determined by the following information:

- **Replacement Cost**
- **Location**
- **Specific features of the property**
- **Prices of comparable properties for sale**
- **Comparable properties that have been sold**
- **Current market conditions**

Every effort should be made to give the property the best possible exposure through a constructed marketing plan, ensuring that the property is presented to the largest potential buyer base. How you present the property to the Market Place can and will have a bearing on the result achieved.

We believe in today's market the property could be priced at **\$420,000**. However, we recommend that a **final marketing price be discussed with you** and at that point, design a marketing plan to suit your needs should you decide to place the home on the market.

We believe that with our specialised and continuous sales programmes we are able to provide you with the best possible service to achieve the highest possible price for your property

Yours sincerely,



Collin Dolmans

Director

0412 908 478

NB. The appraisal is for the use of the party to whom it is addressed and for no other purpose. The above figures are based on the property being without any major structural problems. No responsibility is accepted to any third party who may use or rely on the whole or any part of the content of this appraisal.