

# **C.P.S. Thomas Ballhausen Irvine Pty Limited**

Stock and Station Agents

A.C.N. 000 289 805

ABN 17 000 289 805

Phone (02) 6884 4688 Fax (02) 6884 4618 A/H Wes Thomas (02) 6847 2956 Mobile 0428 634 173  
(02) 6847 2025 Bryce Mobile 0429 472 957

DATE: 1<sup>st</sup> May 2019

Mr JW and Mrs JC Jenkin  
C/O "Bringle"  
695 Windurong Road  
Tooraweenah NSW 2817  
jwcjenkin@bigpond.com

Valuation for "GOWEN" Property  
1145 Doorroombah Road  
Tooraweenah NSW 2817

Dear John and Joan

RE: "GOWEN" 1145 Doorroombah Road Tooraweenah 2817

For and on behalf of GLENGOWEN PTY LTD

Trading as The JENKIN SUPERANNUATION FUND

Thank you for inviting our agency to do a current market appraisal for the above property.

After having viewed the property, our opinion is based on recent comparable sales within the vicinity of this property.

We also take into consideration other properties that are currently listed on the market as a direct comparison.

Our office confirms that on today's market if it were to list "GOWEN", 1145 Doorroombah Road, Tooraweenah, we would expect the selling price to be within the vicinity of \$930,000 based on today's comparable sales.

Yours Sincerely

*Shirley Campbell* FOR BRYCE THOMAS.

Bryce M Thomas

LICENCE NO: 20037972

Stock Station & Real Estate Agent.



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REAL ESTATE

**Tamworth**

Address  
5 Fitzroy Street,  
(PO Box 980)  
Tamworth NSW 2340

Contact  
P (02) 6766 6122  
F (02) 6766 1255  
W [fntamworth.com.au](http://fntamworth.com.au)

9<sup>th</sup> of April, 2019

Mr. JW and Mrs. JC Jenkin  
C- "Bringle"  
695 Windurong Road  
Tooraweenah NSW 2817

c/- sent via email  
[jwjjenkin@bigpond.com](mailto:jwjjenkin@bigpond.com)

Dear John and Joan

**RE: 618 NUNDLE ROAD, PIALLAMORE NSW 2340  
FOR AND ON BEHALF OF GLENGOWEN PTY LTD  
TRADING AS JENKIN FAMILY SUPERANNUATION FUND**

Thank you for inviting our agency to do a current market appraisal for the above property.

After having viewed the property, our opinion is based on recent comparable sales within the vicinity of this property.

We also take into consideration other properties that are currently listed on the market as a direct comparison also.

**Our office confirms that on today's market if were to list 618 Nundle Road, Piallamore, we would expect the selling price to be within the vicinity of \$680,000 based on today's comparable sales.**

Please understand that the nature of the real estate market varies from month to month, and it is recommended that if you make your decision to sell at a later stage, a re-appraisal would be needed to adjust our existing assessment, to a price expectation of that time. We are happy to offer you this service free of charge anytime you may require.

Like most other centers throughout Australia, Tamworth is still enjoying a buoyant real estate market. Consequently, the question of *will a property sell* have virtually been replaced by *what is the best price that I can get for my property*. Your property holds many positive features and characterizes what the right buyer would pay greatly for. Our aim at the end of the day is to get you the best possible result.



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F (02) 6766 1255  
W [fntamworth.com.au](http://fntamworth.com.au)

If we can be of service to you in meeting your future real estate needs, please do not hesitate to contact myself or my business partner David. If you are happy with our services, I hope that you will recommend us to your friends.

Yours truly,

Margo Taggart

Licensed Agent

DISCLAIMER this appraisal has been prepared solely for the information of the client and not for any third party. Although every care has been taken in arriving at the figure, we stress that it is an opinion only and not to be taken as a sworn valuation. We must add warning that we shall not be responsible should the Appraisal or any part thereof be incorrect or incomplete in any way.