



**first
national**
REAL ESTATE

Lewis Prior

Address

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Warradale, SA 5046

Contact

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14 October 2021

Dear Roger,

Thank you for giving me the opportunity to meet with you and advise you on your valuable properties.

Having reviewed the properties, I have considered recent comparable sales and other properties currently on the market in order to submit an estimate of the current market price achievable.

It is my belief that if offered for sale in the current market conditions, the properties should be saleable as below:

40 Dumbarton Avenue, Edwardstown	\$550,000 - \$570,000
42 Dumbarton Avenue, Edwardstown	\$550,000 - \$570,000

Please understand that the nature of the Real Estate market varies from month to month and should the market improve, or should you decide to sell later on, then it may pay to get me to re-appraise your home to keep up-to-date with the market value at the relevant time. I am happy to offer you this service free of charge at any time that suits you.

If I can be of service with any future Real Estate needs, please do not hesitate to contact me at any time. Alternatively, if you are happy with my service, I hope that you will recommend me to your family and friends.

Kind Regards,

Brett Lewis
Principal / Sales Consultant
RLA 160031

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 the warning that we shall not be responsible should the appraisal or any part thereof be incorrect or incomplete in any way.