

08 May 2019



240 Grange Road  
Flinders Park SA 5025

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Ray Tonellato  
Rayel Ply Ltd  
C/- 502 Henley Beach Road  
FULHAM SA 5024

Dear Ray,

**RE: APPRAISAL OF 2/31 – 33 TERMINUS STREET GRANGE**

Thank you for the invitation to inspect and appraise your property at 2/31-33 Terminus Street Grange.

You can rest assured that when you appoint LJHooker - Flinders Park as your Agents, the full spectrum of our professional services will be at your disposal to promote the property successfully.

As award-winning Real Estate Agents, the team at LJHooker - Flinders Park prides itself on its high standards of diligence, honesty and commitment. This places you in the best possible position to receive outstanding professional advice and service.

The property is located in Grange, close to the Grange train line, west Lakes Shopping and more. The property offers 2 Bedrooms, kitchen adjacent to the family/meals area.

Demand for units in the current market have slowed down. Which highlights the fact that pricing is critical in order to achieve a successful result.

Taking into consideration the current climate of the market and what the property has to offer we feel the property should achieve a sale price of \$305,000 to \$315,000.

Kind regards

A handwritten signature in blue ink, appearing to read 'Ralph Pacillo'.

Ralph Pacillo  
*Principal*  
LJHOOKER – FLINDERS PARK