

28<sup>th</sup> September 2021

Recipient: J & P Byrne Superannuation Fund  
A.B.N 25088995177

Thank you for the opportunity to have Laing+Simmons Narrabeen provide you with a sales opinion on your property at **65 Waterloo Street, Narrabeen NSW 2101**.

In assessing the recent sales in the local area and considering properties currently on the market, we believe that your property would realistically sell in the estimated range of **\$2,900,000-\$3,100,000** (Please remember that this is a guideline for a suggested sale price not a chosen marketing price).

At Laing+Simmons Narrabeen we routinely prefer to be conservative in our pricing estimate and depending upon competition amongst buyers we would ensure an opportunity to push the price to the higher end of that range.

If there is anything I may help you with please feel free to contact me at anytime.

Yours faithfully,  
Laing+Simmons Narrabeen



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