RT Edgar

Dear Kimberley,

RE: 2/16 Kemp Street, Thronbury.

Thank you for the opportunity to appraise your property and allowing us to share our opinion on the current market value.

I have carefully evaluated recent comparable sales and other properties currently on the market to submit a considered estimate of the market value of your property.

Estimated Marketing Value

Market value is the amount a willing and informed purchaser is prepared to pay you based on how your property compares to other similar properties on the market at that point of time with what they are looking for. The basis of market valuation is evidence. "Opinions of value" can be dangerous and irresponsible unless supported by accurate interpretation of data including:

- Recent sales in your area of comparable or similar properties
- Market variables such as interest rates, availability of financing and current market supply and demand
- Location, condition, age, size and unique features of the property

Our Opinion

After carefully evaluating and collating all relevant data, our considered opinion is that your property could be marketed between **$550,000-$600,000** to attract the most buyers. Of course, what your final sale price may be is determined upon many factors such as demand for your style of home in the market place at that point of time and the amount of competition between buyers vying for your home; the more buyers we can introduce to your property the greater the chances of multiple purchasers bidding against each other which will result in a greater price for you. RT Edgar Northside has many examples where we have been able to achieve well above the vendor's first expectations of a sale price.

Please Note

This report has been prepared solely for your information and not for any third party. Although every care has been taken in arriving at the figure, it is an opinion only and not to be taken as a Sworn Valuation. If I can be of service to you in meeting your future real estate needs, please do not hesitate to contact me on 0409 944 152. RT Edgar Northside has prepared this report in good faith and with due care, for the private and confidential use of the recipients only.

Kind Regards,



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