



**first
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REAL ESTATE | Finning

Address
148 High Street
Cranbourne Vic 3977
Correspondence
PO Box 5900
Cranbourne Vic 3977

Contact
P (03) 5996 1200
F (03) 5996 1445
E finning@finning.com.au
W www.finning.com.au

16th January 2020

Mr Eastwood
2 Eastwood Terrace
Warneet Vic 3980

Dear Mr Eastwood,

Re: Property Appraisal - 2 Edgewater Terrace, Warneet, VIC 3980

Thank you for inviting me to discuss current market values in your area along with the possible future sale of your property.

We believe that if put on the market today, a realistic sale price which you could expect to achieve in a reasonable period of time would be in the range of **\$610,000 to \$640,000**. This appraisal is made after consideration of all the features of your property, recent sales and other properties currently on the market, with which your property would be competing for buyer interest.

The marketing and promotion of your property is as important to you as it is to me, and we both need to have the same result in mind.

Each month, we receive numerous buyer enquiries, which are then matched to our existing properties. Each new property is then cross-matched with current qualified buyers in an effort to achieve a sale in the shortest possible time.

When the time comes to market your home I hope I have the pleasure to be appointed as your personal agent and if so I assure you of my absolute determination to achieve for you the best possible price in the shortest possible time.

I look forward to hearing from you and can be contacted on (03) 5996 1200 (24 hours).

Yours faithfully,

Jason Brown
Director/Sales Consultant

Please note: This opinion has been prepared solely for your information and not for any third party. Although every care has been taken in arriving at this figure, we stress that this is an opinion of a reasonable asking price only and not to be taken as a sworn valuation.