

15th January 2021

Mr. Logan Andrews
11 Maher Avenue
East Maitland
NSW 2323

Dear Logan,

PROPERTY: 11 Maher Avenue, East Maitland

We wish to thank you for inviting River to carry out a Property Improvement Plan and market appraisal on your above-mentioned property.

Taking into consideration the current condition of the property, comparable sales in the area and present market trends, we believe a realistic current selling price would be in the vicinity of \$670,500.00. However, as per your Property Improvement Plan, we can assist you with maintaining and improving your home's value over the lifetime of your property ownership.

Recent comparable sales in your area coupled with the current economic climate significantly dictate what your property is worth on today's market. River provides market appraisals based largely on these variables. This ensures that you receive a true and well-substantiated appraisal, which in turn allows for realistic expectations for all concerned.

Our local knowledge and experience has earned the respect and trust of our clients. You can expect high levels of professional service with personal care from our energetic sales team as we serve your real estate needs.

We sincerely hope that you consider presenting **River** with the opportunity to market the sale of your property and please feel free to contact our office at any time, should you require any further information or assistance.



River

Chris Henry | Managing Director

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7 Church Street, Maitland NSW 2320

PLEASE NOTE: This is only an expressed market opinion and should not be misconstrued as a formal valuation.