

06 June 2024

Michael & Cathie Maher,

**Re: 652 Burgmanns Lane, Kingswood, NSW 2340**

Thank you for inviting Tamworth Property Co to conduct a current Market Appraisal on the Property.

Based on the comparable Property Sales in the local area, an in-depth knowledge of the local market, current buyer demand for lifestyle properties and the proximity to the Tamworth CBD, the Market value would sit between:

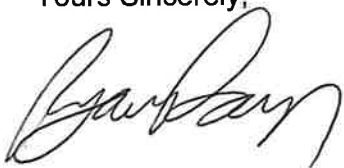
**\$2,200,000 - \$2,300,000**

In the event the proposed battery farm neighbouring the property goes ahead, I would estimate the value of the property could depreciate approximately 20% - 25%.

In order for your property to be listed For Sale, a Contract for the Sale of Land would need to be prepared by your Solicitor and an Agency Agreement signed with your preferred Real Estate Agent.

Please contact the undersigned if you have any further enquires.

Yours Sincerely,



**Ryan Brown**

**0413 653 952**

**Property Sales Associate**

**Tamworth Property Co**