



## **HENTY STREET MERINO VIC 3310**

Prepared on 26th May 2023

**Sarah Thompson**  
Nutrien Harcourts Casterton

13 Henty Street  
Casterton Victoria

m: 0439 841 656

w: 0355811625

[sarah.thompson@nh.com.au](mailto:sarah.thompson@nh.com.au)

The Proprietor  
Henty Street  
Merino VIC 3310

26th May 2023

Dear Abdul,  
Thank you for the opportunity to appraise your property at HENTY STREET MERINO VIC 3310

Careful consideration has been taken to provide you with an appraisal for your property in today's market conditions.

To establish a market value, I have carefully considered the premises, size, location, along with current market conditions and similar properties recently sold or currently on the market.

Should you have any questions relating to the information contained within this appraisal, please do not hesitate to contact me on the details below.

If I can be of any further assistance, please do not hesitate to contact me on the details below. I look forward to working with you to achieve your real estate goals.

Yours Sincerely,

Sarah Thompson  
Nutrien Harcourts  
13 Henty Street,  
Casterton Victoria 3311

# Comparable Sales

1	ANNESLEY STREET MERINO VIC 3310	<table border="1"> <tr> <td>Sold Price</td> <td>\$49,500</td> </tr> </table>	Sold Price	\$49,500
Sold Price	\$49,500			
	<p>  -                       -                       -                       1,988m<sup>2</sup>  -                      Year Built - DOM -                      Sold Date 02-May-22 Distance 0.59km                      First Listing -                      Last Listing -                 </p>			
2	ANNESLEY STREET MERINO VIC 3310	<table border="1"> <tr> <td>Sold Price</td> <td>\$47,000</td> </tr> </table>	Sold Price	\$47,000
Sold Price	\$47,000			
	<p>  -                       -                       -                       1,960m<sup>2</sup>  -                      Year Built - DOM -                      Sold Date 07-Feb-22 Distance 0.63km                      First Listing -                      Last Listing -                 </p>			
3	HIGH STREET MERINO VIC 3310	<table border="1"> <tr> <td>Sold Price</td> <td>\$49,500</td> </tr> </table>	Sold Price	\$49,500
Sold Price	\$49,500			
	<p>  -                       -                       -                       2,055m<sup>2</sup>  -                      Year Built - DOM -                      Sold Date 02-May-22 Distance 0.65km                      First Listing -                      Last Listing -                 </p>			

DOM = Days on market    RS = Recent sale    UN = Undisclosed Sale    \* This data point was edited by the author of this CMA and has not been verified by CoreLogic

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