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Date: 16/09/2019

To Whom it May Concern

**Re: Sales Appraisal for <Property Addresss>**

After taking into consideration the current market conditions and the condition of the property, it is our opinion that the property should attract a sales value in the range of $**1,350,000 - $1,605,000 with the average expected price at $1,477,500‬.**

When appraising the property, we take into consideration the following:

* Comparison with similar properties
* Features or benefits of the property (i.e. condition, décor, number of living areas, ensuite, pool, fenced yard, double garage, views, proximity to shops, modern convenience; including dishwasher, air conditioning/ceiling fans, dryer, vacuum maid etc)
* Condition and presentation of the property
* Overall condition of the rental and sales market (i.e. supply & demand)

This appraisal may vary depending on the supply and demand of buyers and properties at the time of sale. It is important to understand that rents can fluctuate during the year and are predominantly determined by the market.

Please do not hesitate to contact me if you have any further questions.

Kind regards

<AGENT’s NAME>

 **Oxbridge**

*Disclaimer: This sales appraisal is for the sole information and use of the person to whom it is addressed. No third party should rely upon its contents in part or whole and neither the agent nor any of the agent’s servants or employees shall be held liable for any damages sustained by any third party who may rely upon the information contained herein.*