



12/06/2026

To Whom It May Concern,

RE: 480 Racecourse Road, Sunbury 3429

Thank you for the opportunity of submitting our recommendations in relation to the property at **480 Racecourse Road, Sunbury 3429**. Upon inspecting the above-mentioned property and taking into account comparable sales in the area and current market conditions, I believe that the potential market estimation for your property is between the price range of **\$1,220,000-\$1,250,000**.

Further to our discussions I would like to outline my total commitment to you should you decide to elect our office as marketing and selling agent for your property.

Given our prominent position in the area and market place with our fierce desire to succeed, we will ensure the highest possible sale price within a reasonable time frame.

At the appropriate stage, I would be delighted to meet with you again to discuss our strategies.

Kind Regards,
YPA ESTATE AGENTS

Stephen Azzopardi
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It is the recommendation of our company's Professional Indemnity Insurers to state that this sale worth has been prepared solely for the information of the client in which it is addressed to and not any other third party. Although every case has been taken in performing this worth, it must only be taken into consideration as an opinion and not a certified valuation.