

3 Richards Ave, Peakhurst

From: Sydney Realty Online <sydneyrealtyonline@gmail.com>
To: Emile Sidarous <emilesidarous@[REDACTED]>
Bcc: Con Hindi <"cn=con hindi/o=ausgrid">
Date: Thu, 12 Sep 2013 10:50:19 +1000
Attachments: letter to 3 Richards Ave, Peakhurst.docx (20.26 kB)

Hi Emile,

As discussed please find attached a draft copy of the letter addressed to the owners of 3 Richards, Peakhurst.

Feel free to amend as you see fit and email back to me so I can finalise and send it via registered mail.

Regards

MIray 

Sydney Realty

P.O box: 429 Hurstville BC, 1481

email: sydneyrealtyonline@gmail.com

Mobile: [REDACTED] 7 155 Fax: 9580 9288

Date: 08/09/2013

Mr Xin Guo Jin
3 Richards Ave
Peakhurst
NSW

Dear Mr & Mrs Jin,

I am writing this letter to inform you that I have a genuine buyer who is interested in buying your property.

This buyer has purchased the properties adjacent to yours 5 & 7 Richards Ave Peakhurst and he is willing to offer the same rate for your property.

The purchaser is looking at developing those blocks to build a block of residential units. The offer that I was asked to submit to you is \$ 1,316,000.00 based on the rate per square meter for the price he paid for next door.

5 Richards Ave has sold for \$1,450,000 and the land is 911 sqm less my commission fee of 1.5% + gst leaves us with \$1565 paid per sqm – 841 sqm (total area for your block) x \$1565.00 = \$1,316,000 .

Should you wish to discuss this matter further, please do not hesitate to contact me anytime on [REDACTED] 7 155.

I look forward to hearing from you soon.

Yours Sincerely,

Maree (Mireille) Hindi
Sydney Realty