

8th August 2025

Expression of Interest – Purchase of 1 Gilba Road, Pendle Hill NSW 2145

Dear Mr./Mrs. Lohan,

I hope this letter finds you well.

I am writing again regarding your property at 1 Gilba Road, Pendle Hill. As the owner of the neighbouring property at 3–5 Gilba Road, I previously made you an offer on 8th April 2025 for **\$1,023,750**. I understand that you may have needed more time to consider the matter, so I would like to respectfully renew my interest with a revised offer.

Based on the latest professional third-party valuation, the current assessed market value of your property is **\$950,000**. I am now offering you **\$1,025,000**, representing a 7.89% premium above the current valuation.

Please note that this is my final offer. If you are not interested in accepting it, I will assume that you do not wish to proceed and will not follow up further.

Should you wish to discuss or proceed, I kindly ask that you contact me by **22nd August 2025**, which is **14 days** from the date of this letter.

You may reach me at **0434 513 325** or via email at **kcl668@hotmail.com**

Thank you for your time and consideration.

Best regards,

Kelvin Lam