



1 May 2019

Cristina Prestia

10 Bathurst Street

Liverpool NSW 2170

**By registered post / By hand**

Dear Ms Prestia

**Letter of Offer**

**Property: 10 Bathurst Street, Liverpool**

I am a senior development manager for Anglican Community Services (**Anglicare**).

Anglicare is currently in the process of seeking development consent for an integrated housing development comprising of residential apartments and boarding house accommodation for social and affordable housing, respite day care centre, support services and kiosk on land adjacent to yours at 9-15 Northumberland Street, Liverpool.

Anglicare wishes to offer to purchase your property at 10 Bathurst Street Liverpool, To ensure that Anglicare's offer represents the fair market value of your property, Anglicare engaged an experienced and professional property valuer, Herron Todd White accredited by the Australian Property Institute to undertake a valuation.

I am now authorised to make an offer to you on behalf of Anglicare to purchase your property at 10 Bathurst Street, Liverpool for an amount of \$1,200,000 upon the terms and conditions contained in the New South Wales Law Society Contract for Sale and Purchase of Land 2018 Edition. This offer represents fair market value for your

property and is based upon the valuation . The valuation provides a valuation range of \$1,000,000 to \$1,300,000. Anglicare is therefore offering an amount at the upper end of the market value range determined by the valuer to be the value of your property. In addition we are also prepared to pay your reasonable conveyancing costs of \$2,000.

Enclosed with this letter of offer, for your reference, is a copy of the valuation authored by Anthony Pulvirenti dated 18 April 2019 upon which Anglicare's offer is based.

This offer remains open for 7 days from the date of this letter after which time it will lapse, and is not binding until such time as the parties have signed a contract for sale.

Please contact me on the details listed below should you wish to discuss this offer.

Serge Bolgarschii

0415 764 493

[Serge.bolgarschii@anglicare.org.au](mailto:Serge.bolgarschii@anglicare.org.au)

Yours sincerely

A handwritten signature in black ink, appearing to read 'S. Bolgarschii', with a stylized flourish at the end.

Serge Bolgarschii