

69 Kembla Street  
Wollongong NSW 2500  
t 02 4229 8600

2/183 Princes Highway  
Corrimal NSW 2518  
t 02 4244 0933

1/30a Addison Street  
Shellharbour NSW 2529  
t 02 4296 5111

e [wollongong@ljhooker.com.au](mailto:wollongong@ljhooker.com.au)

20 June 2025

RSL Custodian Pty Limited  
Attention: Peter Lipscomb  
E: [WollongongSB@rslnsw.org.au](mailto:WollongongSB@rslnsw.org.au)

Dear Peter

**RE: Market Appraisal – Shops 1 and 2, 6-10 Bong Bong Road, DAPTO NSW 2530**

We thank you for the opportunity of allowing LJ Hooker Wollongong to submit both a Market Appraisal and Rental Appraisal on the above properties. We are excited at the prospect of representing you in the sale.

We feel confident that our local experience, exceptional marketing and proven successes will ensure the best outcome for you. Based on recent comparable sales in your area, we believe;

- A Sale price in the vicinity of **\$780,000 – \$820,000** is achievable
- Estimated rental return: **Shop 1 – \$450 per week, Shop 2 – \$520 per week**

Once you have placed your property in the hands of LJ Hooker Wollongong a total commitment to selling your property commences. We will not rest until we have achieved the highest possible price for you.

We look forward to a successful association together and await your further instructions.

Warm regards,

*Martin Merritt*

Martin Merritt  
Licenced Real Estate Agent  
M: 0412 424 226  
E: [martin.merritt@ljhwollongong.com.au](mailto:martin.merritt@ljhwollongong.com.au)