



125C Norfolk St.
Guelph, ON, N1H 4J7
226.251.0108
sepr8.com

June 17, 2020

Attention: [Redacted]

Re: [Redacted]

[Redacted]

We are supplying the following information* about the above property:

1. The current market automated valuation (AVM) for financing purposes indicates a real-time estimated market value of \$685,000; and
2. The value range for the AVM is \$653,000 - \$740,000.

Please contact us if you require additional information or if you'd like to order a full property appraisal report that includes a physical inspection.

Best regards,

[Redacted]

[Redacted]

AVM Financial Report

Purchased Date: 17-06-2020



Property Address:

Municipality:

Roll Number:

Property Style:

Province: ON

Real Time Market Value (AVM): \$685,000 **Confidence Rating:** ★★★★★
AVM Valuation Date (yyyy/mm/dd): 2020/06/10 **AVM Range:** \$653,000 - \$740,000

Last Valid Sale Date (yyyy/mm/dd): 2016/08/16
Last Valid Sale Price: \$460,000

Frontage (ft)	Depth (ft)	Site Area
59.00	117.00	6,969.60 F

Year Built:	1958
Total Floor Area (Above Grade) (sq ft):	1,797
Finished Basement Area (sq ft):	258
Bedrooms:	3
Full Bathrooms:	1
Half Bathrooms:	1



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