

PROPERTY VALUATION SUMMARY

Reference: hovr-basic-9001 | Valuation Date: 6 May 2026

14 Thornton Street, Parramatta NSW 2150



Type	House
Bathrooms	1
Land (m ²)	480

Bedrooms	3
Car Spaces	1
Building (m ²)	145

\$1,150,000
Estimated Range: \$1,092,000 - \$1,208,000

Valuation Method

The market value has been determined using the Direct Comparison Method, whereby recent sales of comparable residential properties in Parramatta and the immediately surrounding suburbs have been analysed and adjusted for differences in size, condition, aspect, and amenity. Three comparable sales were considered in the assessment period, with adjusted sale prices ranging from \$1,082,000 to \$1,198,000. A reconciled market value of \$1,150,000 has been adopted as being reflective of the property's current position in the market. The valuation is effective as at the date of assessment stated above.

Limitations & Assumptions

- This valuation is current as at the date of valuation only. Values may change and no liability is accepted for losses arising from changes in value after the valuation date.
- This report should not be relied upon after three (3) months from the date of valuation without written confirmation from the valuer.
- This is a desktop valuation. No physical inspection of the property was conducted. The assessment is based on market data, comparable sales, property records and publicly available information.
- Certificate of Title(s) and/or Lease(s) have not been inspected. Should legal advice indicate that encumbrances

materially affect value, the valuer reserves the right to reconsider the assessment.

- The valuer is not aware of any contamination or environmental issues affecting the property. The assessment assumes the land is free from contamination. Should contamination be identified, the valuation may require amendment.
- This report is prepared solely for the use of the named client. No responsibility is accepted to any other third party for the whole or any part of its contents.

Data Retrieval Timestamp: 2026-05-06 10:36:31 AEST | Engine: Hovr-AVM v2026.1

General Disclaimer

This report has been prepared by hovr (EQED Pty Ltd) acting as agent for the valuer named herein. hovr connects clients requiring property valuations with independent, registered valuers via its online platform. All valuers on the hovr platform are required to hold and maintain current registration with either the Australian Property Institute (API) or the Australian Valuers Institute (AVI).

The information on the hovr website and in hovr reports is general in nature and does not constitute personal financial product advice. It does not take into account your objectives, financial situation or needs. Before acting on any information, seek independent financial advice and read the relevant terms and conditions.