



Melbourne, 3 April 2023

To
Wilson Ma
M203/31 Malcolm Street
South Yarra, VIC, 3141

Dear Henny,

Re: Property Appraisal M203/31 Malcolm Street, South Yarra, VIC 3141

Further to your recent request, we have studied the abovementioned property for the purpose of determining market price estimation.

After due consideration, it is our opinion, that subject to market conditions, a fair and reasonable estimate (appraise) that the reasonable price of the abovementioned property would be in the vicinity of **\$380,000**.

Whilst every care is taken in arriving at our figure, we would stress that it is only an opinion and not to be taken as a sworn valuation. Furthermore, it has been prepared solely for your information and not for any third party.

In arriving at our estimate, we take several factors into consideration:

- Similar comparable property in the local area.
- Current market conditions – fluctuating in accordance with supply and demand.
- The information provided to us at the present time.

All estimates are considered to be true and correct at the time of writing, however, changes in circumstances after the time of writing may impact the accuracy of this information and Xynergy Realty gives no assurances as to the accuracy of any information or advice contained herein.

Should you require further information or wish to discuss our services in relation to the property services, please do not hesitate to contact our office.

Regards,

Estimated Value @ 30-6-2021 \$320,000
" " @ 30-6-2023 \$380,000

Willy Prasetya, CEA (REIV)
Residential Property Management

** Estimated Value @ 30-6-2022 \$350,000*

** Midpoint valuation*



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Melbourne, 3 April 2023

To,
Wilson Ma
 M203/31 Malcolm Street
 South Yarra, VIC, 3141

Dear Henry,

Re: Storage Cage 75T, South Yarra, VIC 3141

Further to your recent request, we have studied the abovementioned property for the purpose of determining market price estimation.

After due consideration, it is our opinion, that subject to market conditions, a fair and reasonable estimate (appraise) that the reasonable price of the abovementioned property would be in the vicinity of **\$10,000**.

Whilst every care is taken in arriving at our figure, we would stress that it is only an opinion and not to be taken as a sworn valuation. Furthermore, it has been prepared solely for your information and not for any third party.

In arriving at our estimate, we take several factors into consideration:

- Similar comparable property in the local area.
- Current market conditions – fluctuating in accordance with supply and demand.
- The information provided to us at the present time.

All estimates are considered to be true and correct at the time of writing, however, changes in circumstances after the time of writing may impact the accuracy of this information and Xynergy Realty gives no assurances as to the accuracy of any information or advice contained herein.

Should you require further information or wish to discuss our services in relation to the property services, please do not hesitate to contact our office.

Regards,

Willy Prasetya, CEA (REIV)
 Senior Valuer Property Management

Estimated Value @ 30-6-2021 \$5,000
 " " @ 30-6-2023 \$10,000

 * Estimated Value @ 30-6-2022 \$7,500

* mid-point valuation.

