

PROPERTY APPRAISAL

23 July 2019

Daniel Storch

Via email: Daniel.Storch@storcho.com.au

To Whom It May Concern,

REFERENCE: SUITE 26, 64 CASTLEREAGH STREET, SYDNEY - 140M2

We confirm it is our opinion the approximate market sale value of the subject property is currently \$850,000 - \$950,000 plus GST if applicable.

Please note this is a market opinion and not a formal valuation. Should you require any further information, please feel free to contact our office.

Yours faithfully,

Adam Droubi

Noonan Property

The information contained in this letter has been prepared in good faith and with due care by Noonan Property. The addressee should note, however, that the calculations contained in this letter are based on information available to Noonan Property by third parties. We have not independently checked this information.

The addressee ought to satisfy itself as to the correctness of the information by such independent investigation as it or its legal and financial advisers' see fit.

No liability for negligence or otherwise is assumed by Noonan Property for the material contained in this letter.

SYDNEY CBD
Level 22, MLC Centre
19 Martin Place
Sydney NSW 2000

SYDNEY NORTH
Suite 12, Level 1
67 Christie Street
St Leonards NSW 2065

SYDNEY WEST
Ground Floor
79 George Street
Parramatta NSW 2150



28th September 2018

Dear Owner/Tenant,

Re: 64 Castlereagh Street, Sydney

Demand for commercial strata in the Sydney CBD is unprecedented. In the last 24 months we have seen a significant uplift in capital values.

Detailed below is the only recent sale in 64 Castlereagh Street for your reference:

Lot	Strata area	Level	Aspect	Sale Date	Sale Price	\$/sqm
17 Level 5	63 sqm	5	North- Eastern	Mar-17	\$721,000	\$11,444.44

Based on the above, we believe the rear facing strata lots will achieve between \$10,000/sqm to \$12,000/sqm, or possibly a bit more. The suites with Castlereagh St frontage will command a substantial premium to this.

We are located at the MLC Centre across the road. If we can be of further assistance, please call the undersigned on 0421 777 889 or email on lachlan.worthington@propertyfox.com.au.

Yours sincerely

Lachlan Worthington

Executive
PropertyFox Pty Ltd

Daniel Storch

From: Noonan Property - Jonathon Bull <Jonathon@noonanproperty.com.au>
Sent: Friday, 14 September 2018 9:10 AM
Subject: Noonan Property | Weekly Wrap

Good Afternoon

Noonan Property is the No.1 commercial strata agency in Sydney and we are committed to providing clients with relevant market insights on a weekly basis.

Below is a brief snapshot of what activity is currently taking place in the strata market.

SOLD PROPERTIES

Address	Area	Indicative Price	Rate Per/Sqm
229 Macquarie Street	52 sqm	\$475,000	\$9,135 sq/m
67 Castlereagh Street	88 sqm	\$930,000	\$10,568 sq/m

NEW PROPERTIES FOR SALE

Address	Area	Indicative Price	Rate Per/Sqm
64 Castlereagh Street	63 sqm	\$850,000	\$13,492 sq/m
64 Castlereagh Street	54 sqm	\$700,000	\$12,963 sq/m
64 Castlereagh Street	117 sqm	\$1,500,000	\$12,821 sq/m
55 York Street	227 sqm	\$2,550,000	\$11,233 sq/m
379 Kent Street	360 sqm	\$4,200,000	\$11,667 sq/m

2nd Floor?

NEW PROPERTIES FOR LEASE

Address	Area	Indicative Price	Rate Per/Sqm
229 Macquarie Street	74 sqm	\$66,600 p/a	\$900 sq/m

Properties in Demand

Owner Occupier looking for whole floor opportunity Northern CBD – flexible settlement terms or leaseback.

Market News

Macquarie-wins-379-million-contract-to-develop-martin-place-

If you wish to unsubscribe from these emails, please reply 'unsubscribe'.

Kind regards,

Jonathon Bull
Manager

Noonan Property

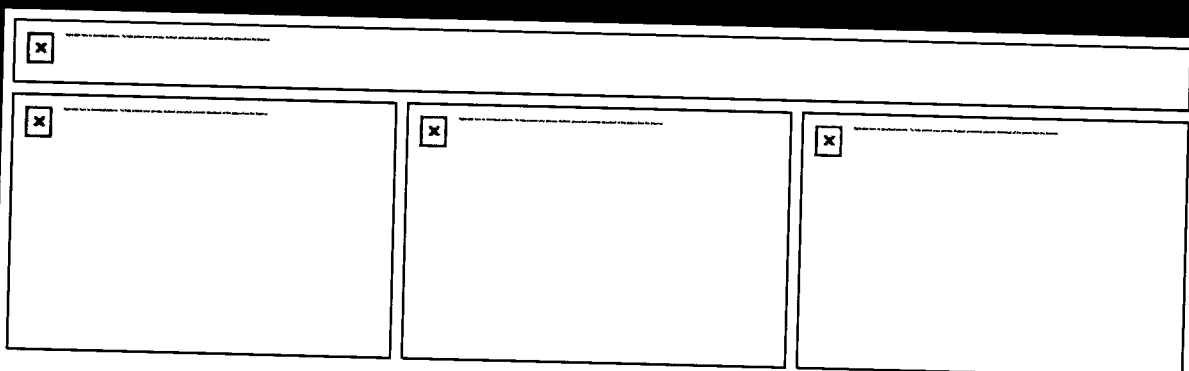
T: 02 9231 6000 | F: 02 9231 6100 | M: 0449286129
Suite 19 | Level 7
44 Bridge Street
SYDNEY NSW 2000 AUSTRALIA

www.noonanproperty.com.au

NOONAN

Daniel Storch

From: Noonan Property <admin@noonanproperty.com.au>
Sent: Tuesday, 9 October 2018 9:51 AM
To: Daniel Storch
Subject: AUCTION NEXT WEEK - 63M2 - PRIME COMMERCIAL SUITE IN THE PRESTIGIOUS BVLGARI BUILDING!



64 Castlereagh Street, SYDNEY

63m² approx.

PRIME COMMERCIAL SUITE IN THE PRESTIGIOUS BVLGARI BUILDING!

For Sale - Contact Agent

- Prime commercial suite with front positioning
- Attractive views overlooking Castlereagh Street
- Blue ribbon location opposite the MLC Centre
- High ceilings and excellent natural light
- Internal kitchen facilities with integrated storage
- Prestigious commercial building with two lifts
- World famous Bvlgari flagship store at street level
- Envidable positioning on Sydney's 'Rodeo Drive'
- Surrounded by billions of new CBD development
- Minutes to Queen's Square and Hyde Park
- Close to Circular Quay, Wynyard and Martin Place
- Quality opportunity for investors and occupiers

SIZE AND LOT DETAILS

Suite 202, Lot 36 - 63 sqm approx.

OUTGOINGS

Strata levies - \$2,720 per quarter approx.

Council rates - \$458 per quarter approx.

Water rates - \$34 per quarter approx.

AUCTION DETAILS

Date - Tuesday, 16 October 2018 at 10:30am

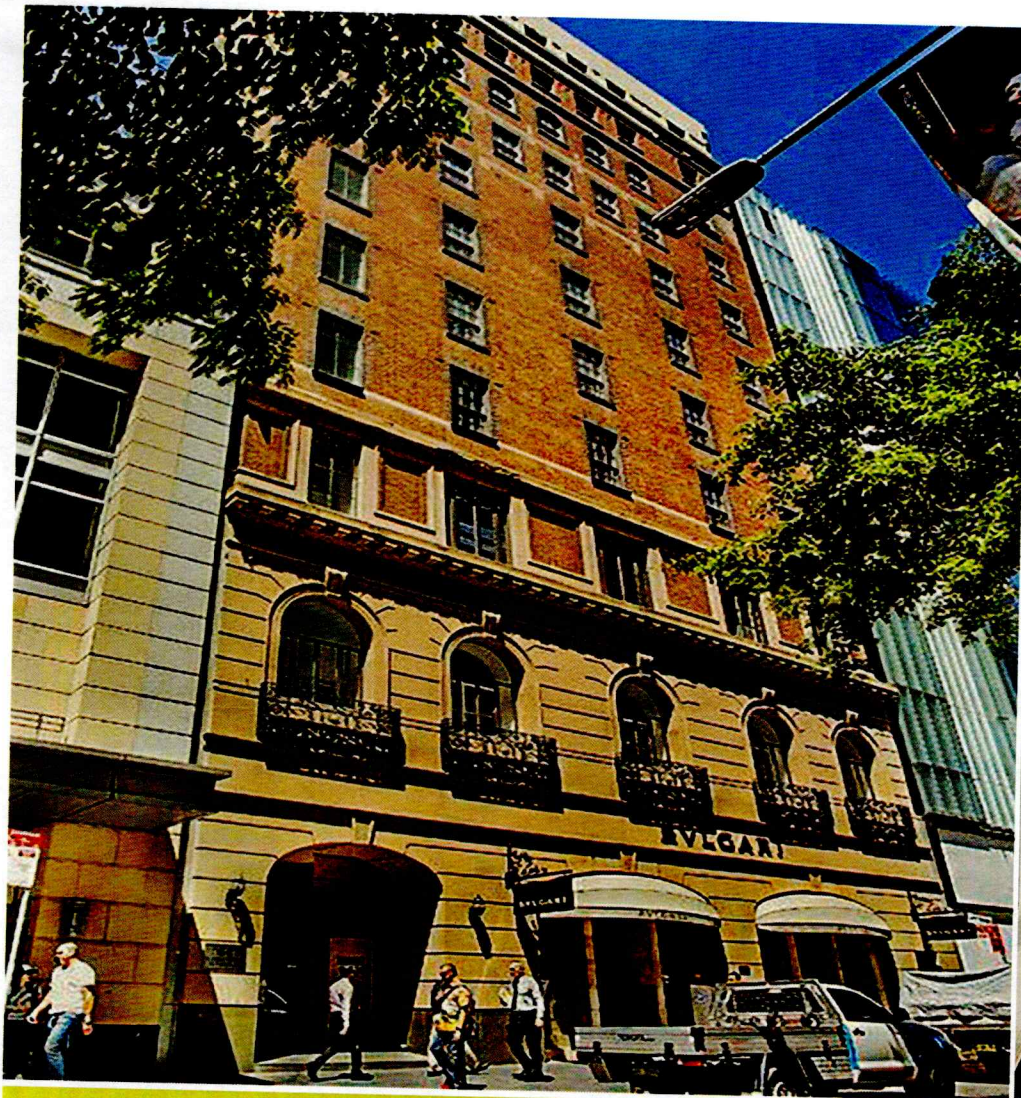
Venue - Auctionworks Centre, 50 Margaret Street, Sydney

CONTACT DETAILS

Tim Noonan - 0416 286 129

Jonathon Bull - 0449 286 129

Noonan Property - 02 9231 6000



Commercial Sale

64 Castlereagh Street, Sydney

Contact Agent

Rodeo Drive "BVLGARI"

Build Area 62 m2

> **Sale Price - \$820,000 (GST Exclusive)**
 > **Outgoings - Strata: \$2,494.11 per quarter / Council: \$300.30 per quarter**

- > The most affordable office in one of the most prestigious locations
- > On offer is a 62sqm office needing your restyling ideas
- > Sun-drenched courtyard
- > Ample natural light
- > Internal kitchenette
- > Reverse cycle air conditioning
- > 2 refurbished elevators
- > Renovated bathrooms
- > 2 minutes walk to Martin Place and Pitt Street Mall
- > 1 minute to the new Metro station and shops

Gerard Cole

02 8070 9221

gc@gerardcole.com.au



Gerard Cole Property Consultants – (02) 9568 1611
 Sydney NSW 2000

DISCLAIMER: Every care has been taken to verify the accuracy of the information contained herein, but no warranty is given or implied and prospective purchasers/tenants are advised to carry out their own investigations. Details herein do not constitute any representation by the vendor. Lessor or the agent and are expressly excluded from any contract.