



first
national
REAL ESTATE

| Mark Gunther

16th April 2021

Mr Greg Black
J & G Black Super Pty Ltd
1/74 Clark Street
Lilydale Vic 3140

Email: greg@amjlegal.com.au

Dear Greg,

Re: Shop 2/222 – 224 Maroondah Highway Healesville Vic. 3777

Thank you for giving me the opportunity to advise you on the market price of your premises.

Your choice of agent is of great importance and will obviously have a critical bearing on the eventual sale price. I would like to highlight a few points from both a company and personal viewpoint.

- Mark Gunther First National works in an ethical manner to obtain the highest possible price for our Vendors.
- First National Real Estate is a state-wide network and therefore giving you a wider coverage.
- Should you decide to sell, I will be directly responsible for the marketing of the property and be involved in the presentation of offers and the handling of negotiations. In addition, our sales team will also introduce the buyers from their extensive list of purchasers.

Having inspected the property, I have carefully evaluated recent comparable sales and other properties currently on the market in order to submit a considered estimate of selling price achievable.

My considered estimate is that if offered for sale in the market conditions which prevail today, your property would sell in the vicinity of \$360,000 to \$390,000 based on Capitalisation Rate 5.5%-6.00%.

left at \$370,000 value.