



bellecommercial.com

11/10/2021

Rick Wray
via email: rick@nbconsulting.com.au

Dear Rick,

RE: Market Appraisal – Unit 2, 31 Belgrave Street, Manly NSW 2095

Belle Property Commercial – Northern Beaches is pleased to provide an estimate of current market value for the sale of your commercial property Unit 2, 31 Belgrave Street, Manly NSW 2095

From information provided and upon inspection of the property, the following information is pertinent to the space:

62 sqm
Office/Retail use
Ground Floor
Bathroom, kitchenette, storage
Manly CBD location / Fantastic Street presence

Based on recent sale deals in the local area, the current listings and information from the local market, we believe that the sale price will be in the range of \$950,000 + GST - \$1,000,000 + GST. Getting the higher end price will be relying on high quality fit out presentation.

Please note this is not a formal valuation for the property, rather it is a market appraisal and should be treated as such. If you require any further information, please let me know.

Regards,

Klaudia Brown
Senior Executive – Investment Sales & Leasing
Belle Property Commercial Northern Beaches
Mobile 0438 363 007

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1,000,000

Rick Wray	62%	620,000
Super Fund	38%	380,000
	100%	1,000,000



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11/10/2021

Rick Wray
via email: rick@nbconsulting.com.au

Dear Rick,

RE: Market Appraisal – Unit 201, 30 Fisher Road, Dee Why NSW 2099

Belle Property Commercial – Northern Beaches is pleased to provide an estimate of current market value for the sale of your commercial property Unit 201, 30 Fisher Road, Dee Why NSW 2099

From information provided and upon inspection of the property, the following information is pertinent to the space:

60 sqm
First Floor
Secure Commercial Complex
Central Dee Why location

Based on sales in the building and recent deals in the local area, the current listings and information from the local market, we believe that the sale price will be in the range of \$190,000 + GST - \$205,000 + GST.

Please note this is not a formal valuation for the property, rather it is a market appraisal and should be treated as such. If you require any further information, please let me know.

Regards,

Kludia Brown
Senior Executive – Investment Sales & Leasing
Belle Property Commercial Northern Beaches
Mobile 0438 363 007

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\$ 205,000 .