



Create Vic Real Estate  
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13th of April 2023

Re: Commercial Sale Appraisal  
Property: 1/260 Whitehall Street, Yarraville VIC 3013

To Future On Hyde PTY LTD

Further to your request for a rental appraisal for the above-mentioned property, please be advised that according to the size, location, condition, and similar properties that have been sold in the area, it is our considered opinion that the current sale price for this property is at **\$1,200,000.00**


Should you require any further assistance with this matter, please do not hesitate to contact our office on 9312 4444, via email at [info@createvic.com.au](mailto:info@createvic.com.au)

Disclaimer:

This appraisal has been prepared solely on the information of the client and not any third party. Although every care has been taken in arriving at this figure, we stress that this is an opinion only.

Kind regards,

**Create Vic Real Estate**

  
Steven Tabban  
Director

