

11 May 2021

Little Indians Pty Ltd  
4/604 Stanley Street,  
Woolloongabba, QLD 4102

Dear Mr James Greville,

**Re: 610 Stanley Street, Woolloongabba**

It was pleasure to talk with you and I thank you for the opportunity to appraise your property.

Based on experience, recent comparable sales and rental rates, and current market conditions, I believe it would be possible to achieve a price in the vicinity of \$1,300,000 and a rental \$50,000 net per annum.

Whilst intended only as a guide, I hope this information is of value in assisting you to make a more informed decision about the future of your property. Should you require any further assistance, please call me, as I would be happy to help.

Yours Sincerely,

**George Koukides (B. Eng)**  
**Principal**



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*P.S: First National Commercial is one of 40 offices Australia wide and part of the First National Real Estate Group, now the 3rd largest real estate group in Australia.*