

WMM/1312/DiPolar

8 April 2021

Mr James Beauchamp
Dipolar Software
Suite 703, 491 Kent Street
Sydney NSW 2000

Dear James,

Lot 66 in SP 53665 (Suite 703), Level 7, 491 Kent Street, Sydney

Further to our telephone conversation regarding the above mentioned property we now comment as follows:

The space comprises an open plan office incorporating a boardroom which is 79 sq m. The space presents itself well and has excellent natural light.

We have considered comparisons of commercial strata properties and noted that there have been very few recent sales within the building.

The only recent sale was of Lot 63 (Suite 201), Level 2 which comprised 131 sq m and one car space which sold in February 2020 for \$1,738,000 which equates to \$80,000 for the car space and \$12,656 sq m plus GST. This suite fronts Kent Street.

The subject property faces south and has reasonable natural light and we believe the likely sale price at 30th June 2020 for the subject property would be in the vicinity of \$988,000-\$1,027,000 plus GST if sold with vacant possession.

We trust this is sufficient information for the time been however if you have any queries please do not hesitate to contact us.

Yours sincerely,



Will Mulvihill
HENDERSON & HORNING PTY LTD



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