

1 July 2019

1111 Property Nominee Pty Ltd  
405 Princes Hwy  
WOONONA NSW 2517

**RE: Sales Estimate**  
**Property: 405 Princes Hwy, WOONONA NSW 2517**

Dear Sir,

Thank you for allowing myself and my team to provide you with a current estimated sale price on your property.

The subject property comprises a commercial office space of approximately 90m<sup>2</sup> and is situated on a total land parcel of approximately 370m<sup>2</sup>. It boasts a central location with parking available at both front & rear.

**In light of the current market, location, current condition and surrounding comparable sales in the area, we would estimate a sales opinion to be in the vicinity of \$630,000 in today's market.**

Please do not hesitate to contact me at any time to discuss any questions you may have.

This opinion has been prepared solely for the information of the clients and not for any third party. Although every care has been taken in arriving at this figure we stress that this is an opinion of a reasonable sales price only and not to be taken as a sworn valuation.

Kind regards,  
**RAY WHITE WOONONA**



**Troy Johnson**  
**Director**