

ESTIMATE OF SELLING PRICE OF REAL ESTATE

This estimate of selling price is given pursuant to the request by

L M & S M LEVER PTY LTD AS TRUSTEE

Dated the 21st of March 2023

In respect of the property known and situated at:

**9/175 Ocean Drive, Twin Waters, Queensland 4564
(L9 SP135070)**

I estimate the selling price of the property to be \$400,000.00 - \$440,000.00 + GST (if applicable)



Signed for and on behalf of

Ray White Commercial Noosa & Sunshine Coast North

IMPORTANT: Any appraisal or opinion given is provided as a preliminary opinion only. It does not represent a formal valuation and should not be relied upon or treated as such.

We advise that Ray White Commercial Noosa & Sunshine Coast North is not a Registered Valuer and strongly recommend you seek professional advice from a Registered Valuer.

We reserve the right to revise this appraisal subject to further investigation and assessment.

Any price mentioned in the appraisal does not take into account any applicable Goods and Services Tax ("GST"). Prospective purchasers are strongly advised to make their own enquiries as to whether any listing price is inclusive or exclusive of GST.

In accordance with Company policy this document has been prepared for the use only of the party for whom it has been prepared as stated in this document and we accept no responsibility or liability to any other party who might use or rely upon this report in whole or part of its contents.

Sunshine Coast Commercial Pty Ltd trading as
RAY WHITE COMMERCIAL NOOSA & SUNSHINE COAST NORTH
noosacommercial.qld@raywhite.com | +617 5474 7600

Suite 204, 90 Goodchap Street
Noosaville QLD 4566

Suite 1, 27 Sixth Avenue
Maroochydore QLD 4558

RAY WHITE COMMERCIAL CALOUNDRA & SUNSHINE COAST SOUTH
caloundracommercial.qld@raywhite.com | +617 5491 4600

Suite 1, 110 Bulcock Street
Caloundra QLD 4551

ABN 99 229 082 126