

30th August, 2022

The Crocitti Family Superannuation Fund
60 Gardenia Road
THOMASTOWN VIC 3074

Dear Sir/madam,

Re: Market Worth
Ppty: 1/89 Newlands Road, Coburg

We wish to confirm that we have inspected the abovementioned property and advise that our opinion of market worth based on the current market is as follows:-

Rental Worth - \$30,000 – plus GST per annum plus outgoings
Selling Price - \$740,000 - \$780,000

This opinion of market worth has been prepared solely for the information of the client and not for any third party. Although every care has been taken in arriving at the figure, we stress that it is an opinion only and not to be taken as a sworn valuation.

Should you require a sworn valuation or any further information, please do not hesitate in contacting the undersigned.

Yours faithfully,
WOODARDS PTY LTD



MARIO BUTERA, AREI, CEA (REIV)
MANAGING DIRECTOR

30th August, 2022

The Crocitti Family Superannuation Fund
60 Gardenia Road
THOMASTOWN VIC 3074

Dear Sir/madam,

Re: Market Worth
Ppty: 1 Acheson Place, North Coburg

We wish to confirm that we have inspected the abovementioned property and advise that our opinion of market worth based on the current market is as follows:-

Rental Worth -	\$36,000 – plus GST per annum plus outgoings
Selling Price -	\$850,000 - \$900,000

This opinion of market worth has been prepared solely for the information of the client and not for any third party. Although every care has been taken in arriving at the figure, we stress that it is an opinion only and not to be taken as a sworn valuation.

Should you require a sworn valuation or any further information, please do not hesitate in contacting the undersigned.

Yours faithfully,
WOODARDS PTY LTD



MARIO BUTERA, AREI, CEA (REIV)
MANAGING DIRECTOR