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

460 High Street Northcote VIC 3070 P: 9481 0633 E: northcote@woodards.com.au
766 High Street Thornbury (Commercial) VIC 3071 P: 9480 1277 E: thornbury@woodards.com.au
663-665 High Street Preston VIC 3072 P: 9478 2222 E: preston@woodards.com.au
Inner North Pty Ltd - Licensed Estate Agents ACN 901 612 953 ABN 53 901 612 953 woodards.com.au
Directors Mario Butera, Anthony Cardinale & Mario Lionetti

## woodards 🚾

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** 

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