

# YOUR PROPERTY PROFILE



Unit 2 1 2

24/100 Enterprise Dr, Bundoora 3083

- Features:** Air conditioning, Built in wardrobes, Courtyard, Dishwasher, Heating
- Lot/Plan number:** Lot 21/PS700327
- Property type:** Unit
- Land use:** Residential

**Points of interest:**

- Whittlesea Hockey Club (652m)
- Watsonia North Primary School (1.8km)
- Greensborough Police Station (2.9km)
- Library (885m)
- Ambulance Victoria (2.2km)
- FRV Fire Station 16 (3.1km)

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CBD  
17.8km

Primary school  
1.8km

**Current market price range estimate:**

\$418,000 - \$491,000

**Midpoint:**

\$454,000

This price range estimate<sup>1</sup> isn't a valuation<sup>2</sup> of the property or guarantee of its market value or future sale price, it is an estimate only based on certain available information. Price ranges may change daily and the actual sale price (if the property is sold) may be different.

You should make your own enquiries and obtain independent financial and legal advice before deciding whether to invest in property or deciding the price you are willing to pay for a property. Sales history and past performance are not indicative of future price or performance.

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30<sup>th</sup> June 2022

**Burgundy Forty Unit  
Trust PO BOX 706  
HEIDELBERG VIC 3084**

Dear Pablo,

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**RE: 9-11/40 Burgundy Street HEIDELBURG VIC 3084**

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On behalf of Nicholson Real Estate, we thank you for giving us the opportunity to appraise the property at 9-11/40 Burgundy Street, Heidelberg, Victoria 3084.

We are pleased to be of assistance and extend to you our co-operation, advice and service.

After due consideration and taking into account the current market, we feel that the current value of the property in its current condition is in the vicinity of **\$1,200.000 Million**.

Should you require any further assistance, please don't hesitate to contact me at the office on 9387 0966 or on my mobile 0411 701122

Yours faithfully,  
**NICHOLSON REAL ESTATE PTY. LTD.**



**Alex Djorgonoski  
Director/Auctioneer**

The appraisal is for the use only of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any Third party that may use or rely on the whole or any part of the content of this appraisal. This is not a SW or V&A valuation, only an estimate of the market value.

# W.B. Simpson & Son

**SINCE 1872**

REAL ESTATE AGENTS  
AUCTIONEERS  
PROPERTY MANAGERS  
SWORN VALUERS

10 December 2021

Ms Hazel Butterworth  
Dawson Nine Pty Ltd  
16/240 Sydney Road  
Coburg Vic 3058

Dear Hazel

**Re: 19/9 Dawson Street, Coburg North**

We have carried out a survey of sales of comparable properties in immediate areas and as a result of these considerations we are of the view that the above property, as today's date, would most likely sell in the vicinity of:

**19/9 Dawson Street, Coburg North**

**\$440,000 - \$480,000 plus GST,  
if applicable.**

*The opinion as to the potential selling price on the current market is not to be construed as a valuation. The opinion is given on the basis that it will not be relied upon for any purpose, and that the client has supplied all relevant information. The agency accepts no responsibility for the opinions expressed.*

*Finally, in accordance with standard practice, this report is for the use only of the party to whom it is addressed, and no responsibility is accepted to any third party for the whole or any part of its contents, nor may any reference thereto be included in any document, circular or statement without written approval.*

Should you have questions, please do not hesitate to call me.

Yours sincerely  
**W.B. SIMPSON & SON**



**RICHARD A. SIMPSON**  
**Licensed Estate Agent (Lic. 068155L)**

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Darrell J. Simpson B.Com. (Hons) FAPI FREI CPA  
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