
Eugene Sarich
EMMC Super Pty Ltd

21st April 2022

Dear Eugene,

RE: 74/23 Narabang Way, Belrose, NSW 2085

Thank you for the opportunity to provide you with the following market opinion for the likely sale price of the above-mentioned properties. Upstate Commercial have taken great care in providing you with this information.

We have considered the features of the property, current market conditions, recent activity, and your current competition in the market. We estimate the likely sale price to be:

· **Sale: \$265,000 - \$280,000 Excluding GST**

Due to possible changes in market forces and circumstances in relation to the property, this report can only be regarded as representing our opinion as at today's date.

This is an opinion only and if you wish to get a formal valuation, I am able to arrange a valuer with local expertise in commercial property who would be pleased to accept your instruction.

We look forward to further discussion and would be pleased to provide marketing recommendations in due course.

Yours Sincerely,



Aleks Lukich 0419 011 211
Licensed Real Estate Agent
UPSTATE Commercial Sales & Leasing

Disclaimer: The information provided contained in this market appraisal has been based on information provided by the owner and what has been obtained from independent sources, for example, database property information, the Department of Lands and Property Information website and advertisements published by other real estate agents. This appraisal is for the intended recipient only for the purpose of considering the property for sale. UPSTATE Commercial does not yet guarantee the accuracy or substantiate the claims made by you or these independent sources. You should not rely on this information without making proper enquiries. UPSTATE commercial cannot verify council approvals or compliance with BCA standards and takes no responsibility in relation to Mezzanines within the premises. It is up to intended recipient to conduct their own investigations regarding these or any other approvals required by governing authorities. Due to possible changes in market forces this appraisal is current as at the date of this letter.

Upstate

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