

10 December 2021

Ray Tonellato
Po Box 755
North Adelaide SA 5006

Dear Ray,

Thank you for the invitation to appraise the properties situated at 1198,1252 & 1254 South Road Clovelly Park SA 5042.

The properties are located on south road zoned Commercial. They are mixed amongst other retail services.

We are of the opinion the properties on the current market could achieve a price of:

1198 South Road Clovelly Park	\$580,000 - \$590,000
1252 South Road Clovelly Park	\$440,000 - \$460,000
1254 South Road Clovelly Park	\$480,000 - \$495,000

We trust this report meets with your approval. Should you require any further clarification on any topic, we would be happy to discuss them.

Kind Regards,

A handwritten signature in dark ink, appearing to be "Ralph Pacillo", with a large, stylized flourish extending to the left.

Ralph Pacillo
Principal

LJ Hooker – Flinders Park
Mob.0433 117 801

APPRAISAL REPORT FOR:

SOUTH ROAD CLOVELLY PARK

CONSULTANT: Ralph Pacillo
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AGENT: LJ Hooker - Flinders Park
240 Grange Road,
FLINDERS PARK SA 5025
Phone 08) 8352 1155
Fax: 08) 8352 1233
Email: rpacillo.flinderspark@ljh.com.au

DATE: 10 December 2021



- * * Winner of 1999 Small Business Awards - Real Estate Division * ****
- * * Winner of 2000 Small Business Awards - Real Estate Division * ****
- * * Finalist of 2001 Small Business Awards - Real Estate Division * ****
- * * Finalist of 2002 Small Business Awards - Real Estate Division * ****
- * * Finalist of 2005 Real Estate Institute of SA Excellence Award * ****
- * * Winner of 2005 Small Business Awards – Real Estate Division * ****