

2 May, 2023

Comm Prop No. 1 Pty Ltd  
Att: Sharon Hamilton  
PO Box 260  
AVALON NSW 2107

Dear Sharon

**RE: 9/9 Apollo Street, Warriewood**

Thank you for the opportunity to advise you of the current market conditions regarding your property.

Several key factors have been considered, including:

- The present economic conditions in the marketplace
- The level of mortgage interest rates
- The demand for properties similar to yours from existing purchasers/lessees
- Other properties for sale/lease in your price range (your competition)
- Recent sales of properties similar to yours in this immediate vicinity
- Special "one off" buyers we have who may specifically require your type of property

Based on these aspects and on a vacant possession basis, our opinion of market price as at 30 June, 2022 is:

**Sale Price: \$695,000 +/- plus GST if applicable**

**Lease Price: \$35,000 +/- pa gross plus GST**

This is an opinion of selling/leasing prices in the current market and is not to be construed as a valuation nor should it be relied upon for any purpose. However, should you wish a formal valuation to be undertaken, we would be pleased to arrange a valuer with expertise in this type of property to assist you.

We thank you once again for the opportunity to view your property and present this brief appraisal.

If you require anything further, please do not hesitate to contact me.

Yours sincerely

**NORTHERN BEACHES COMMERCIAL PTY LTD**



**DAVID HAYNES**  
Director

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