

# UPSTATE

## / Commercial

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Philip Gillespie  
Via: [phil@lpsgillespie.com](mailto:phil@lpsgillespie.com)

2023

Dear Philip,

RE: 7/7 Narabang Way, Belrose

This letter is to advise you of my opinion on the current market conditions regarding the sale of the above-mentioned property. We have taken a lot of care in providing sound advice regarding the potential price of the property. In doing so, many factors have been considered, such as:

- Size and use of the property
- Strengths & weaknesses of the property
- Recent comparative sales
- Demand for similar properties
- Economic conditions in the market
- Competing properties on the market

Our opinion of a current market sale price is as follows;

**Sale**  
2023                      \$305,000 to \$345,000 as Vacant Possession

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

I would like to thank you for the opportunity to present you with this brief market appraisal and look forward to discussing this matter with you further.

Best,



Paul Cunningham  
Sales and Leasing Agent (J.P.)  
[paul.c@upstate.com.au](mailto:paul.c@upstate.com.au)



Saxon Stonehouse  
Sales and Leasing Assistant  
[saxon.s@upstate.com.au](mailto:saxon.s@upstate.com.au)

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**Upstate**

**Level 1, Suite 15**

**888 Pittwater Road**

**Dee Why, NSW 2099**

**Tel 02 9939 6788**

**[hello@upstate.com.au](mailto:hello@upstate.com.au)**

**[upstate.com.au](http://upstate.com.au)**

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