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

2021

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 and lease 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 and leases
- Demand for similar properties
- Economic conditions in the market
- Competing properties on the market

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

- Sale \$305,000 to \$345,000
- Lease \$24,000 Gross + GST

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  
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Disclaimer: The information 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 or lease. Upstate does not 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 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.

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