

03 April 2023

Works Like Magic Pty Ltd (As Trustee)  
c/- 12-14 Kimberley Drive  
Shailer Park QLD 4128  
Email: [gary@kgateam.com.au](mailto:gary@kgateam.com.au)

**41/17 CAIRNS STREET LOGANHOLME QLD 4129**

Dear Director/s,

Further to the inspection of the premises mentioned above, following are the recommendations for selling:

**Property Pricing**

Selling - \$1,100,000 +gst if applicable

I do have a Property Valuation Degree, but I am not a registered valuer. Please be advised that LJ Hooker Commercial Brisbane is a real estate agency/agent and not a registered valuer. The above price is only an indication of Lease amount under the market situation today and is not to be treated as a valuation.

Any question, email [bwebster@ljhc.com.au](mailto:bwebster@ljhc.com.au) or 0408 551 858.

Yours faithfully  
LJ HOOKER COMMERCIAL BRISBANE



**BRUCE WEBSTER** B.Bus (Real Property)

It is anticipated that this value will be simialr to 30th June 2022.