

Market Appraisal

Prepared for Bertinetti Maude Property Holdings Pty Ltd
For the sale of
230/100 Collins Street Alexandria NSW 2015

Prepared by – Metin Akpinar

Date – 24/03/2022

Property Description – Premium Office Suite

This well-appointed boutique office suite is located within the Prestigious Collins on Bourke building, in the heart of Alexandria.

The property is within walking distance to Green Square Station and the Grounds of Alexandria, as well as being close to Sydney CBD, Sydney Park and Airport, facilitating the ultimate mix of lifestyle and business convenience.

Bourke Road has undergone recent commercial and industrial development, leaving the street full of new, high quality buildings, which many major international brands now call home.

Key features of the property include:

- Open plan environment.
- Polished concrete floors.
- Abundance of natural light.
- Close proximity to The Grounds of Alexandria and other retail precincts.
- Creative office space with onsite parking.

Comparable Sales

Lot 57/100 Collins Street Alexandria

Size: 65 sqm

Settlement date: 19 November 2021

Sold Price: \$410,000

Rate per meter: \$6307.69

Lot 9/110-116 BOURKE Rd Alexandria

Size: 224 sqm

Settlement date: 9 December 2021

Sold Price: \$1,750,000

Rate per meter: \$7,812.50

212/90-96 BOURKE Rd Alexandria

Size: 95 sqm

Settlement date: 26 July 2021

Sold Price: \$632,500

Rate per meter: \$6,657.89

Building Area – 56 sqm

Zoning – B6: Enterprise Corridor

Council - Sydney

Selling Price -

Based on the **above comparables** we believe that the subject property could achieve a market value of between **\$7,000.00 - \$7,800.00 + GST** per sqm.

This is a market value of between **\$392,000 - \$436,800 + GST**.

Please do not hesitate to contact me should you require any further information or assistance.

Regards

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