



DE FREITAS RYAN  
COMMERCIAL

**A** 2/9 Parkes Street, Cockburn Central,  
Western Australia, 6164

**T** (08) 6399 6800

**E** info@dfrccommercial.com.au

Friday 3<sup>rd</sup> November 2023

**CMS Custodians Pty Ltd**

13 Quarimor Road  
Bibra Lake WA 6164

**RE: 13 Quarimor Road, Bibra Lake**

Dear Peter & Denise,

Thank you for giving me the opportunity of appraising the current market value of your above-mentioned property.

My records indicate that your property has a total land area of 2,465m<sup>2</sup> (approx.) and an internal area of 605m<sup>2</sup> (approx.). There is also a mezzanine structure and separate external building that are not formally approved by the local shire.

In order to complete this appraisal I have looked at comparable sale and leasing activity in the area (see attached) and taken into consideration the current Commercial/Industrial market in general.

My findings are as follows:

Proposed sale figure – In the vicinity of **\$1,350,000** (plus GST if applicable).

Proposed lease figure – In the vicinity of **\$75,000 p/a** plus all variable outgoings (& GST if applicable).

If you would like to proceed with either the sale or lease of your property or would like me to explain any of the above, please contact me to discuss.

Yours faithfully

Robert Ryan  
Commercial/Industrial Manager

[www.dfrcommercial.com.au](http://www.dfrcommercial.com.au)