



10 September 2021

Barry & Joy Smith
AFREEFORM SUPERANNUATION PTY LTD
22/25-33 Alfred Road
CHIPPING NORTON NSW 2170

Dear Mr & Mrs Smith,

Re: 22/25-33 Alfred Road, Chipping Norton

Thank you for providing us with the opportunity to prepare a market appraisal for your property at 22/25-33 Alfred Road, Chipping Norton.

Description

We note that your property has the following features –

- * Modern High Clearance Warehouse - 249 sqm
- * Partitioned office with air-conditioning & carpet - 51 sqm
- * Total area - 300 sqm
- * 4 Onsite car spaces
- * Container high motorised roller door
- * Internal clearance of 8 meters
- * Excellent natural lighting
- * Minutes to M5, Newbridge Rd and Hume Highway

Selling Price

In our opinion we believe that your property could achieve a sales price of \$2,800.00 per sqm.

This would give us a sales price of \$840,000.

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

Regards

Metin Akpinar
Director
0400 660 660