

11th April 2022

Pullbrook Family Superannuation Fund
PO Box 8030
TUMBI UMBI NSW 2261

Dear Kristy,

Re: 66-68 Pacific Highway, WYONG NSW 2259

I confirm that we have viewed the abovementioned property which will be located in Tuggerah and in close proximity to Westfield Shopping Centre, Tuggerah Railway Station and the Sydney to Newcastle M1 Motorway.

After considering comparable sales in the area, properties that are currently available on the market and with respect to the current market climate, we feel that the property would sell for approximately \$1,000,000 to \$1,050,000 no GST applicable 'Sale of a Going Concern'.

Please do not hesitate to contact me should you have any further questions regarding the abovementioned property. I look forward to speaking with you.

Yours faithfully,
LJ Hooker Commercial Central Coast



Ty Blanch L.R.E.A. 
B.Bus (Property Economics), Dip. Mgmt.
Principal | Licensee in Charge

Suite 401 / 1 Bryant Drive,
Tuggerah NSW 2259
M | 0421 645 961 P | (02) 4353 7700
ty.blanch@ljhooker.com.au

Disclaimer: Our Market Appraisals are an opinion of market value and not a sworn valuation or legal opinion. Whilst every care is taken with the preparation of the material we provide, it is given without any responsibility being accepted.