

8095)

NEW SOUTH WALES

# CERTIFICATE OF TITLE

REAL PROPERTY ACT, 1900



TORRENS TITLE REFERENCE	
74/SP96437	
EDITION	DATE OF ISSUE
2	14/2/2018
CERTIFICATE AUTHENTICATION CODE	
WVGP-C4-24C9	

ANY ATTEMPT TO ALTER THIS CERTIFICATE COULD RESULT IN HEAVY FINES OR IMPRISONMENT (S.141 REAL PROPERTY ACT).

I certify that the person described in the First Schedule is the registered proprietor of an estate in fee simple (or such other estate or interest as is set forth in that Schedule) in the land within described subject to such exceptions, encumbrances, interests and entries as appear in the Second Schedule and to any additional entries in the Folio of the Register.

REGISTRAR GENERAL



LAND

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LOT 74 IN STRATA PLAN 96437  
AT LANE COVE.  
LOCAL GOVERNMENT AREA: LANE COVE.

FIRST SCHEDULE

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KANIERE HOLDINGS PTY LIMITED

(T AN118095)

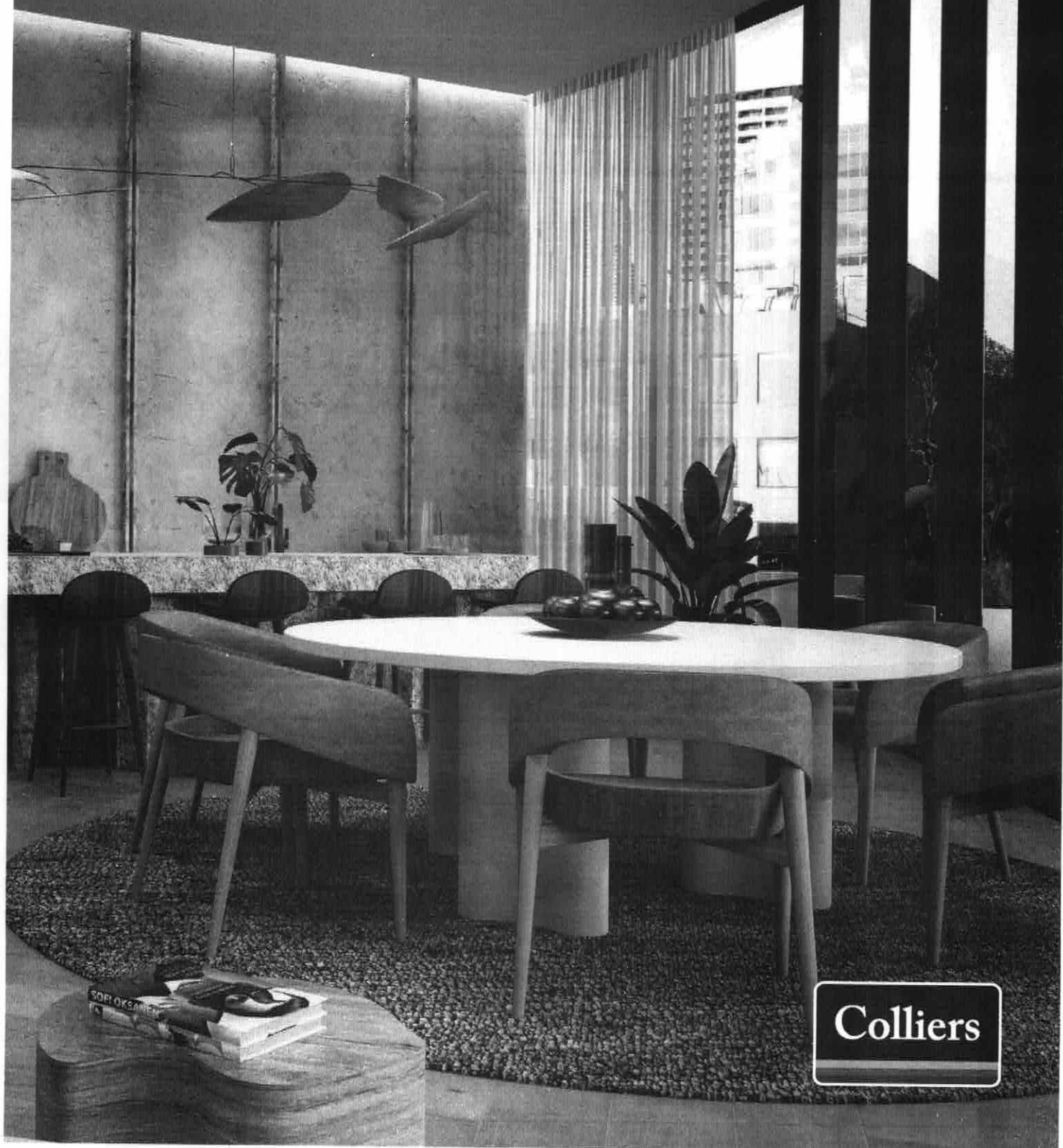
SECOND SCHEDULE

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1. INTERESTS RECORDED ON REGISTER FOLIO CP/SP96437

\*\*\*\* END OF CERTIFICATE \*\*\*\*

# SALES PROPOSAL

C404/27 LITTLE STREET, LANE COVE



Colliers

Dear Mr Gary Black

RE: C404/27 Little Street, Lane Cove NSW 2066

I would like to take this opportunity to thank you for inviting myself to appraise this property and submit our proposal for sale.

I recognise the purpose of this proposal is to assess the likely sale price your property would achieve in today's market and recommend a suitable method of sale and an appropriate advertising and marketing schedule.

The choice of agent is of great importance in the sale process and will have a critical bearing on the eventual sale. I appreciate it is often a difficult decision to select a marketing agent for any property, however at Colliers we strive to achieve the best possible result for all of our clients and are committed to achieving these results with 100% dedication, personalized service, integrity and diligence.

In appointing myself and the Colliers Residential team to assist you with the sale of this property, you will benefit from the experience of, not only our many years of selling real estate, but also a team of highly skilled agents and support staff with extensive local and international knowledge and expertise.

I trust this proposal provides the necessary information you require to make an informed decision, however should you have any questions or would like to discuss any manner of this proposal, please feel free to contact myself at any time.

I look forward to working on your behalf towards a highly successful result and assure you of 100% of our best personal efforts at all times to ensure the best possible price is achieved.

Yours sincerely,  
Colliers Residential

Nelson Dueza  
Director | Residential Sales

## SALES PRICE

LIKE YOU, WE HAVE A KEEN INTEREST IN GETTING THE BEST  
POSSIBLE PRICE FOR YOUR PROPERTY.  
BASED ON RECENT COMPARABLE SALES, I BELIEVE A PRICE OF  
**\$700,000** CAN BE ACHIEVED.

