

17 May 2022

Julian Edelman

Dear Sir Email: julian@bmlaw.com.au



RE: 1/399 alma Road Caulfield North

Further to your request to provide an opinion of value for the above property, I have this day made a kerbside inspection and report as follows:

The property comprises a spacious ground floor 2 bedroom solid brick apartment comprising L shaped lounge/dining area with a north facing terrace, central bathroom, separate toilet, separate laundry and under cover car space. Situated close to Caulfield Park, Malvern Station, Malvern Central Shopping Centre and Glenferrie Road.

It is my view that if offered for sale under normal terms and conditions the property would have achieved a sale price in the range of \$650,000 - \$675,000.



Yours sincerely,



Rochelle Butt

Director

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We wish to advise that this letter is an opinion of value only and is prepared solely for the information of the above-named. No responsibility is accepted by Rodney Morley in respect to any party which may use or rely on the whole or any part of the contents of this correspondence and no responsibility are accepted should the opinion or any part thereof be incorrect or incomplete in any way. You should not undertake any financial commitment on the basis of these figures but should conduct your own due diligence. Final realisation prices may vary for a number of reasons including, but not limited to; changes in interest rates, changes in tax regime, changes in economic climate, quality of the finished product, timing of completion, changes in zoning, impact of adjacent developments.