

1st November 2022

Attn: Jenette Radisich
jennette@hightechaluminium.com.au
0410 405 975

Dear Jenette,

RE: MARKET APPRAISAL

PROPERTY: 243A Princes Highway, Unanderra NSW 2526

Further to our recent discussions of the above-mentioned property, we are pleased to present the following information for the potential Sale Price as outlined below:

Address: 243A Princes Hwy Unanderra

Title: Lot 100 DP713634

Building Size: 865 sqm (+ awning) *approximate

Land Size: 4031 sqm

Zoning: IN2 - Light Industrial



Estimate of Value

Based on current market conditions and comparable Sales evidence, should the subject property be placed on the market in the near future, we believe that an achievable For Sale price range would be:

APPRAISAL SALE PRICE **\$1,700,000 - \$1,800,000 + GST (If Applicable)**

ON MARKET PRICE **\$1,900,000 + GST (If Applicable)**

The information set out above is a recommendation based on the Principal/Agent's knowledge and considered opinion of the prevailing market conditions. This is not a valuation and should not be used or relied upon for such purposes as various enquiries made during the normal course of valuation have not been undertaken. Please note no liability will be accepted based on the information supplied.

We thank you for the opportunity to provide you with this information and trust that it will be of assistance. Please contact the undersigned should you have any further queries.

Kind Regards,

WHK COMMERCIAL PROPERTY



Harry Stefanou
Principal / Managing Director L.R.E.A, L.V, J.P