



iGold Property

The expert for your golden assets

30th June 2022

Kathy Qiu
Suite 22, Level 11,
809 Pacific Highway
CHATSWOOD NSW 2067

Dear Kathy,

Re: Suite 22 Leura, 809 Pacific Highway, CHATSWOOD

As discussed please see following estimate of current market value in regards to the about premises.

The above suite is located in the popular "Leura" building. The building offers superb facilities for the use of occupants including plentiful visitor parking, intercom for after hours access, individual air conditioning, individual kitchen as well as roof top BBQ facilities, gym and roof top indoor pool.

Suite 22 measures approximately 106m² with a car space also on title.

I would estimate that the above suite would sell for between \$930,000 and \$980,000 in the current market.

Please see recent comparables below:

RECENT SALES: 809 PACIFIC HIGHWAY CHATSWOOD NSW 2067

<u>Suite</u>	<u>Area</u>	<u>Parking</u>	<u>Sales Price</u>	<u>Per m2</u>	<u>Date</u>	<u>Agent</u>
15	112m ²	2	\$815,000	\$7277	2020	Elite Property
13	96m ²	1	\$920,000	\$9583	2020	Mark Orr
25	115m ²	2	\$958,000	\$8330	2021	Mark Orr
17	73m ²	1	\$710,000	\$9726	2021	Mark Orr

Your faithfully,

Geoff Qiu
LIC & Head of iGold Property
Email: geoff@igoldproperty.com.au

The above information is an estimate of current market value based on the information supplied to us. It is in no way to be interpreted as a formal valuation and is indicative only of a possible sales estimate in current market conditions.



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Kathy Qiu
Suite 22, Level 11,
809 Pacific Highway
CHATSWOOD NSW 2067

Dear Kathy,

Re: Suite 313, 71-73 Archer Street, CHATSWOOD NSW 2067

As discussed please see following estimate of current market value in regards to the about premises.

The above suite is located within the centre of Chatswood's retail precinct between Chatswood Chase and Westfield.

Suite 313 measures approximately 55m2 with a car space also on the title.

I would estimate that the above suite would sell for between \$350,000 and \$390,000 in the current market.

Please see recent comparables below:

RECENT SALES: 71-73 ARCHER STREET CHATSWOOD NSW 2067

<u>Suite</u>	<u>Area</u>	<u>Parking</u>	<u>Sales Price</u>	<u>Per m2</u>	<u>Date</u>	<u>Agent</u>
502	156m2	3	\$1,162,500	\$7456	2020	Mark Orr
504	112m2	2	\$885,000	\$7902	2020	Mark Orr
406	115m2	2	\$958,000	\$8330	2021	Mark Orr

Your faithfully,

Geoff Qiu
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