

Date: 25/05/2023

Dear Vernon & Robin Van Eck C/O Rovam Retirement Fund,

Re: Unit 6, 52-54 Sydenham Road, Brookvale NSW 2100

Thank you for the opportunity to offer an opinion of current sale price. If the property were to be offered to the market today, we are of the opinion that an attainable sale price for Unit 6, 52-54 Sydenham Road, Brookvale would be approx. \$975,000 plus GST.

This is an opinion of potential selling price in the current market and is not to be construed as a valuation.

Thank you, this opportunity.

Kind regards,

Patrick Cowie