

1st June 2018

Mr Sean Rooney  
Mister Clutter Buster  
Superannuation Fund  
Factory 11, 297 Wickham Rd  
Moorabbin VIC 3189  
EMAIL: srooney2319@gmail.com

Dear Sean,

RE: RENTAL APPRAISAL  
PROPERTY: Factory 11, 297 Wickham Road Moorabbin

Further to your instructions with regards to the rental appraisal for the above mentioned property, we report as follows:

It is our opinion that the net rental for the above property to be in the vicinity of **\$22,400 per annum plus GST plus outgoings** calculated as follows:

Lettable area 160m<sup>2</sup> @ 140 per m<sup>2</sup> = \$22,400.

Please do not hesitate to contact me should you require any further information.

Yours faithfully



**George Georgiou**  
Principal/Licensed Estate Agent/Auctioneer

"This appraisal has been prepared solely for the information of the client and not for a third party. Although every care has been taken in arriving at the figures, we stress they are an opinion only and not to be taken as a sworn valuation. We must add the warning that we shall not be responsible should the appraisal or any part thereof be incorrect or incomplete in any way."