

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 160m2 @ 140 per m2 = \$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."

187 Moray Street South Melbourne T: 03 9690 6000 F: 03 9690 4399 E: commercial@hockingstuart.com.au

NOCKING STUDIT, COM, COLOR OF THE COMMERCIAL ABIL: 72 872 329 189 ACN 621 415 674 LICENSED ESTATE AGENT (CIEC) CHARLES CARTY MAYRO CARTY PTY LTD TRADING AS HOCKINGSTUART COMMERCIAL ABIL: 72 872 329 189 ACN 621 415 674 LICENSED ESTATE AGENT (CIEC) CHARLES CARTY