



DE FREITAS RYAN  
COMMERCIAL

2/9 Parkes Street, Cockburn Central,  
Western Australia, 6164

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Tuesday 24<sup>th</sup> August 2021

ATT: Sarah and Glenn Taylor  
Pickard 12 Custodian Pty Ltd  
44 Milina Street  
HILLMAN WA 6168

Dear Sarah and Glenn,

RE: 12/8 Pickard Way, ROCKINGHAM

Thank you for giving DFR Commercial the opportunity to appraise the above-mentioned property.

**Property Value**

In our opinion, the current market value of the property is in the vicinity of \$300,000 - \$320,000 plus GST and the annual rental value to be worth in the vicinity of \$16,000 - \$18,000 per annum plus GST plus all outgoings.

Comparable Evidence	Land Area	Build Area	Sale Date	Price Ex GST	\$psm
1/5 Nasmyth Rd, R'ham	201m2	201m2	25-Mar-21	\$285,000	\$1,418
2/5 Nasmyth Rd, R'ham	201m2	201m2	30-Sep-19	\$242,000	\$1,204
1/7 Day Rd, R'ham	261m2	240m2	15-Oct-20	\$275,000	\$1,146

Currently on the Market	Land Area	Build Area	Price Ex GST	\$psm
17/8 Pickard Ave, R'ham	203m2	203m2	\$335,000	\$1,650
24/8 Pickard Ave, R'ham	175m2	175m2	\$289,000	\$1,651
28/8 Pickard Ave, R'ham	150m2	150m2	\$275,000	\$1,833
9/8 Pickard Ave, R'ham	288m2	288m2	\$415,000	\$1,441

**Property Zoning**

Industry zoning with an approved use as a "Warehouse".

Should you have any queries or require additional information regarding our fees and services please feel free to call on 0417 268 465 or 6399 6800.

Yours faithfully

Miguel De Freitas  
Principal

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