

Wednesday, 12 April 2023

Karala Pty Ltd ATF The Trustee of the Tonini Super Fund
Attn: Lillian Tonini
115/11 Spurway Drive
NORWEST NSW 2153
E: l.tonini@bigpond.com

Dear Lillian,

RE: SALES APPRAISAL
PREMISES: 7/20-22 STUBBS STREET, SILVERWATER NSW 2128

We write to confirm that we recently assessed the sale market for the subject property.

THE PROPERTY

Property Type:	Strata Title Industrial Unit
Ground Level:	178 m ² (Approx.)
Mezzanine Area:	59 m ² (Approx.)
TOTAL BUILDING AREA:	237 m ² (Approx.)

It is our opinion that if this property were available for sale on today's market, an achievable sale price would be in the vicinity of **\$1,350,000.00 - \$1,450,000.00.**

If you have any questions in relation to this appraisal, please feel free to contact the undersigned.

Yours Faithfully,



Mitchell Owen
Sales & Leasing Manager
Email: mitchello@commerical.net.au
Mob: 0401 451 889

PS: This is not a valuation and cannot be relied upon as a valuation.