

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](mailto: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 <sup>2</sup> (Approx.)
Mezzanine Area:	59 m <sup>2</sup> (Approx.)
<b>TOTAL BUILDING AREA:</b>	<b>237 m<sup>2</sup> (Approx.)</b>

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](mailto:mitchello@commerical.net.au)  
Mob: 0401 451 889

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