

13<sup>th</sup> March 2020

Woodbine Court Properties Pty Ltd  
1,7 Woodbine Court  
WANTIRNA SOUTH VIC 3152

Dear Pauline Vernon

**Re: Market Opinion**  
**Property: 1,7 Woodbine Court, Wantirna South VIC, 3152**

Thank you for allowing us the opportunity to appraise your property.

**Property Details:**

- Property Type: Industrial  
- Floor Area: 134m2 approximately  
- Mezzanine Area: 21.5m2 approximately  
- Zoning: Industrial 1

**For Sale**

Based on comparable properties that have sold in the local vicinity we believe that your property could achieve a sale price between \$290,000 to \$310,000 plus GST (if applicable).

**For Lease**

Based on comparable properties that have leased in the local vicinity we believe that your property could achieve a leasing amount of \$11,000 plus outgoings and GST (if applicable).

Please feel free to contact us if we can be of any further assistance.

**Yours Sincerely,**  
**Appleby Real Estate**



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Disclaimer: This appraisal has been prepared solely for the information of the client and not for any third party. Although every care has been taken in arriving at the figure, we stress that it is 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.