

21 September, 2023

Valerie Tang & Kin Tang
Shop 42E.
314-360 Childs Road,
Mill Park. 3082



G01-G04/166, Whitehorse Road
Blackburn, VIC 3130
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Dear Valerie Tang & Kin Tang,

Re: 42E, 314-360 Childs Road Mill Park VIC 3082

Thank you for the opportunity of providing you with an opinion of value in relation to the property situated at Shop 42E. 314-360 Childs Road, Mill Park. 3082.

After analysing comparable sales evidence obtained from our own records and the REIV, we believe the appraisal value of this property would be in the vicinity of \$1,250,000 – 1,350,000.

Media commentary on the economy, auction results, interest rate movements and other factors that affect the mood of the real estate market mean that price movements sometimes occur very quickly. We must therefore stress the importance of consulting with us again should there be a significant time delay before you decide to sell.

Our professional fees are negotiable, and we offer a number of options including a percentage of the sale price, fixed fee or an incentive-based fee.

We welcome your call on 9908-5700 if we can be of further service. Naturally we would be delighted to discuss the marketing options available to you and the most appropriate timing and method of sale, at some stage in the future.

Kind Regards,

Andrew Shen
Senior Sales Consultant / Auctioneer
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This opinion of value has been prepared solely for the information of the prospective client. Every care has been taken; however we stress this is an opinion only and is not to be taken as a registered valuation. Our comments in relation to likely selling price are submitted based on comparable sales evidence and on the assumption that existing market conditions will prevail. We reserve the right to review our opinion embodied within this Report after 45 days.