

11/10/2021

Rick Wray  
via email: [rick@nbconsulting.com.au](mailto:rick@nbconsulting.com.au)

Dear Rick,

**RE: Market Appraisal – Unit 2, 31 Belgrave Street, Manly NSW 2095**

Belle Property Commercial – Northern Beaches is pleased to provide an estimate of current market value for the sale of your commercial property Unit 2, 31 Belgrave Street, Manly NSW 2095

From information provided and upon inspection of the property, the following information is pertinent to the space:

62 sqm  
Office/Retail use  
Ground Floor  
Bathroom, kitchenette, storage  
Manly CBD location / Fantastic Street presence

Based on recent sale deals in the local area, the current listings and information from the local market, we believe that the sale price will be in the range of \$950,000 + GST - \$1,000,000 + GST. Getting the higher end price will be relying on high quality fit out presentation.

Please note this is not a formal valuation for the property, rather it is a market appraisal and should be treated as such. If you require any further information, please let me know.

Regards,

Klaudia Brown  
Senior Executive – Investment Sales & Leasing  
Belle Property Commercial Northern Beaches  
Mobile 0438 363 007