

26 September 2022

Chedial Family Superannuation Fund
C/- 10-12 George Street,
CLYDE NSW 2142

Dear Katie,

RE: 10-12 George Street, Clyde NSW 2142

I refer to your recent request for a market appraisal on the above property.

As the property is known to us, I will not fully describe it however note the following:

Office	20m ² (approx.)
Warehouse	260m ² (approx.)
Total	280m ² (approx.)

Our opinion is based on the sale market of buildings with similar attributes and features; we believe the sale value of this property is in the vicinity of **\$1,450,000 to \$1,550,000 + GST**.

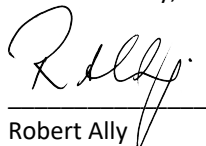
The above assessment of current fair and reasonable selling price has been made without the benefit or sighting of a confirmed land survey or any confirmed lettable building areas produced in accordance with an approved standard of measurement.

We advise that in no way is this statement to be constructed as in any way comprising of valuation of property.

The supply of this advice is given on a strict understanding between the parties thereto that these statements shall in no way be relied upon by any other party whatsoever and we advise this statement is not to be constructed in any way as comprising a valuation of property. We have not verified the accuracy of all information supplied and therefore do not accept any responsibility to any person for its accuracy.

We trust the above information is of assistance currently and thank you for the opportunity to have been of service.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'R. Ally', written over a horizontal line.

Robert Ally
Director
Bawdens