

21st March, 2022

S Kotlar
2 Gurners Lane
LONSDALE SA 5160

Dear Sash

Re: 2 Gurners Lane, Lonsdale

I confirm the property is of approx. 750 sqm on a site area of approx.. 1602 sqm. Office comprises reception plus three offices, disabled bathroom amenity, small kitchen/lunchroom, kitchenette to warehouse, plus two single toilets. A further office or storage facility is located on the upper mezzanine level plus open storage space. The property has good three phase power supply and the site is fully fenced. Evaporative cooling exists in the warehouse and ducted r/c air conditioning in the office areas.

I would suggest the property would realise a sale in the vicinity of \$749,000 to \$810,000 on today's current market.

Whilst there have not been many direct comparative sales in the past twelve months, I can advise of the following comparables. These are located on a main road which would reach a slightly higher price due to location and higher land value.

50 O'Sullivan Beach Road, Lonsdale
Site area 2000 sqm , Total building area 900 sqm
Sold December, 2021 - \$1,150,000

34 O'Sullivan Beach road, Lonsdale
Site area 4100 sqm , Total Building area 1065 sqm
Sold May 2021 - \$960,000
(noting this property sold prior to a vast increase in the property market)

I trust this information is of assistance.

Please don't hesitate to contact me should you require any further information

Yours Sincerely



Jenny Howkins
Director