



25th March 2019

Mrs PJ Prowse ATFT
NW & PJ Prowse Superannuation Fund
pjaysp3@bigpond.com

WITHOUT PREJUDICE

Dear Pamela

RE: MARKET APPRAISAL OF 5 & 6, 65 GRAND BOULEVARD, JOONDALUP

Thank you for the opportunity of appraising your property. This appraisal is our opinion of the likely sale price your property would achieve in today's market.

In arriving at our conclusion, we have taken into account the following factors:

- Your properties age, size, condition, design, location,
- Current market activity, and
- Current Lease over the premises.

Unit 5, 65 Grand Boulevard

It is my opinion that if the property was offered for sale in today's market, I would expect that the property would achieve a sale price of approximately between **\$375,000 and \$415,000 exclusive of gst.**

Unit 6, 65 Grand Boulevard

It is my opinion that if the property was offered for sale in today's market, I would expect that the property would achieve a sale price of approximately between **\$450,000 and \$500,000 exclusive of gst.**

We once again thank you for the opportunity of appraising your property and if you require any further information please do not hesitate to contact me.

Yours sincerely

A handwritten signature in black ink, appearing to read "L Rizzo", is written over a faint, larger version of the signature.

LEO RIZZO
MANAGING DIRECTOR

Mobile 0418 924 075

Please Note:

This appraisal is given pursuant to the request of the owner and has been prepared solely for his/her information and not for any third party. Although every care has been taken in arriving at this 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.