

1 November 2019

Mr & Mrs Moriarty
The Moriarty Family Superannuation Fund
7-155 Wickham Tce
Spring Hill, Qld, 4001

Dear Cass & Sean,

RE: UNIT 7-155 WICKHAM TERRACE, SPRING HILL, QLD, 4001

Following our recent conversation, Chesterton International is pleased to provide for your consideration our recommendations on the current market appraisal of your unit 7-155 Wickham Tce.

We believe that in the current market units in Spring Hill and in particular within Wickham House sell in this current market between \$5,500 and \$6,000 per sqm.

The current Net rental is \$333 per sqm and I feel should be raised to \$350, therefor \$35,000pa Net plus outs and GST

I have adopted a figure of \$5,800 which in this current market would likely sell for around \$580,000

Trust this meets with your approval.

Yours faithfully

CHESTERTON INTERNATIONAL (QLD) PTY LTD



Warren Jopson
Senior Negotiator