

27 April 2021

Craig Ross  
CA Ross & GC Ross as trustees for the Ross Superannuation Fund  
3 Stoneleigh Street  
Coorparoo Qld 4151

**RE: Appraisal of 4, 617 Logan Road Greenslopes being Lot 4 on SP 210390**

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Further to your instructions we are pleased to be given the opportunity to appraise your above located property. 2 Level air conditioned and partitioned office space with a modern fit out.

We understand from the information you have supplied, the building is approximately 169sqm of Gross Floor Area consisting of the following:

Office:	167sqm
Porch:	2sqm
Gross Floor Area:	169sqm

Accordingly, based on other similar sales in the area, it is our opinion the likely sale price vacant possession is as follows:

**As at 27 April 2021: \$720,000 plus GST (if applicable)**

Please note this is not an official valuation but merely an expression of our opinion. However, in the event you require a formal valuation we would be pleased to arrange a quotation from Registered Valuers.

In the event that the information provided to us proves to be inaccurate, we reserve the right to alter our opinion.

In the meantime please feel free to contact me if I can be of any further assistance.

Kind Regards



**Wayne Newberry**  
Associate Director

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