

## 3 | Opinion

We are of the opinion that the property would achieve a price in the vicinity of **\$1,400,000.00 to \$1,500,000.00 + GST (if any)** (\$2,014.00/m<sup>2</sup> to \$2,158.00/m<sup>2</sup>\*).

### Direct Comparison

The below figures are based on an area of 695m<sup>2</sup>.

RATE	AMOUNT*
\$2,000/m <sup>2</sup>	\$1,390,000.00
\$2,100/m <sup>2</sup>	\$1,459,000.00
\$2,200/m <sup>2</sup>	\$1,529,000.00

\*Approximate