

# Miles

EST. 1924

20 November 2023

Mr W Tang  
M & W Tang Superannuation Fund  
C/- 5/5 Sherwood Court  
WANTIRNA SOUTH VIC 3152

E: dragonpanelworks@hotmail.com

Dear Wilson,

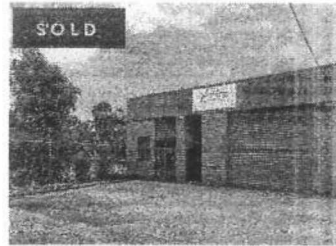
**Re:** Opinion of Market Value  
**Ppty:** 5/5 Sherwood Court, Wantirna South

We refer to your recent request to provide an estimation of market worth for the above property.

We note the building area is approximately 229 sqm.

Several comparable sales are listed below for your reference:

**Address** 1/10 Sherwood Court, Wantirna South  
**Bldg. Area** 183 sqm (approx)  
**Land Area** 188 sqm (approx)  
**Sale Price** \$586,000.00  
**Sale Date** March 2023  
**Comments** Factory/warehouse plus office space with high access roller door, 3 phase power, mezzanine space over office and on-site car parking. Sold with Vacant Possession.



**Address** 3/3-5 Scoresby Road, Bayswater  
**Bldg. Area** 215 sqm (approx)  
**Sale Price** \$450,000.00  
**Sale Date** September 2022  
**Comments** Warehouse with small office and on-site parking. 2+2 year lease commencing Dec 2021 returning \$12,660 pa plus OGS.



**Address** 6/7 Woodbine Court, Wantirna South  
**Bldg. Area** 218 sqm (approx)  
**Sale Price** \$620,000.00  
**Sale Date** May 2022  
**Comments** Warehouse/office space – overholding tenancy, returning \$21,192 pa. On-site parking.



Based on our knowledge of the local market, together with limited sales evidence, we are of the opinion that the property has a likely market value in the vicinity of:

**\$620,000.00 - \$680,000.00**

This is an opinion of market value and is for the use only of the party to whom it is addressed and for no other purpose. This is not a Valuation. No responsibility is accepted to any third party who may rely on the whole or any part of the content of this opinion of market worth.

Please do not hesitate to contact our office if we can be of any further assistance.

Yours faithfully,



**JONATHAN RIZZO**  
Sales/Leasing Consultant  
Commercial/Industrial