

1st July 2019

Mr. Andrew Crawford
7/5-7 Bermill Street
ROCKDALE NSW 2218

Dear Andrew,

**Re: Factory 7/5-7 Bermill Street, Rockdale
Current Market Value – Sale & Lease**

Further to our inspection of the subject premises we are pleased to provide with our opinion of the current market value of the premises to sell with vacant possession.

Description: The subject premise is a industrial unit in a well-constructed factory complex with good Good drive in and out access onto Bermill Street and West Botany Street..

The warehouse/ factory has three (3) phase power, full height electric roller door access, internal clearance of 6 meters and two car parking spaces.

- Ground floor – factory 150m²
- Office 33m²
- Parking: Three (3) cars on title
- 183m²(As per the strata plan)

- \$888,000 - \$906,000
\$4,852p/sqm - \$4,952p/sqm

Sales Evidence

Summary: In our opinion the property would have strong market appeal for sale and

Address	Sale Date	Area (sqm)	Car Spaces	Sale Price	Rate (\$/sqm)	Other
Unit 7/1 Garnet Street ROCKDALE	10/08/2018	130	2	\$755,000	\$5,961	Small complex similar in size and accessibility
9/5-7 Bermill Street ROCKDALE	11/2019	169	2	\$820,000	\$4,852	Same complex. Comparable in size & location but higher clearance & larger cubic capacity
2/2-6 Lindsay Street ROCKDALE	13/06/2017	170	2	\$930,000	\$5,470	

The property leans its self to all types of Industrial user. The complex does not have any restriction on users. This will allow all buyer to have an opportunity to purchaser this. The high demand for industrial strata property for sale and the low amount of properties for sale, give you a great opportunity to sell the property in our current market.

We would advise that if you are thinking of selling to consider a sale by way of public auction. Auction is the best way to potentially achieve a bonus prices.

SURRY HILLS

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NSW 2012

We thank you again for the opportunity to submit our thoughts and recommendations and hope that we have successfully displayed our market knowledge. We are keen to act on your behalf should you sell or lease the premises.

Should there be any matters you wish to discuss, please do not hesitate to contact either of the undersigned.

Regards,

William Gunning
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E: williamg@gunningre.com.au

James McKenny
M: 0423 048 814
E: jamesm@gunningre.com.au

* This is not a valuation, but an expression of market potential for the subject property

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