

31 October 2023

A&H Frosty Nominees Pty Ltd
28 Oswald Street
RANDWICK NSW 2031

LK Narunsky Nominees Pty Ltd
28 Peel Street
DOVER HEIGHTS NSW 2030

Dear Sirs,

Re: 35 TIMOR CIRCUIT, KEYSBOROUGH

Thank you for the opportunity to provide an opinion on your property.

Cameron is a successful and dominant company with a fine reputation and a strong team of sales, leasing and administration staff dedicated to producing outstanding results.

Size

Building: 301 sq.m.

Market Appraisal
= (782,600.00 + 842,800.00)/2
= 1,625,400.00/2
= \$812,700.00
50% Share = \$406,350.00

Value Appraised

After careful consideration and an analysis of recent sales and leasing evidence, we believe your property should realise in the vicinity of \$782,600 - \$842,800 (\$2,600 - \$2,800 sq.m) and would lease in the vicinity of \$42,140 per annum (\$140 sq.m) plus GST plus all outgoings.

Recent Sales

Date	Address	Suburb	Size (m ²)	Price	PSM
Oct 2023	29 Gwen Rd	CRANBOURNE WEST	295	\$1,035,000	\$3,508
Oct 2023	9/21 Mills Rd	DANDENONG	210	\$725,000	\$3,452
Oct 2023	2/1-7 Canterbury Rd	BRAESIDE	310	\$645,000	\$2,081
Aug 2023	8/1A Southpark	KEYSBOROUGH	420	\$1,540,000	\$3,667
Jul 2023	22 Mediterranean Cct	KEYSBOROUGH	103	\$415,000	\$4,029
Jul 2023	13/5-7 Paul Crt	DANDENONG SOUTH	119	\$356,000	\$2,992

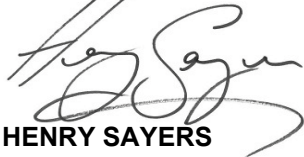
This should not be taken as an absolute figure and a price in excess may be achievable under ideal conditions, following a successful marketing campaign culminating in an intensely competitive negotiation sequence.

Thank you once again for the opportunity to provide an opinion of value of your property.

If you require any further assistance or advice in relation to the sale or lease of your property in the future please do not hesitate to contact me on 8788 9000 or 0412 318 813.

Yours sincerely,

CAMERON

A handwritten signature in black ink, appearing to read 'H. Sayers', written over a horizontal line.

HENRY SAYERS

Sales & Leasing Consultant

Our ref: HS 2023-025

This market appraisal is for the use only of the party to whom it is addressed and for no other purpose.
No responsibility is accepted to any third party who may use or rely on the whole or any part of the content of this market appraisal.