

27<sup>th</sup> July 2021



Mr and Mrs R & U Reynolds  
Mr and Mrs R & H Hartman  
Mr D Hartman & Hartman Mechanical  
Services ATF Harman Superannuation Fund  
C/- 33 Trusty Park Way  
BALDIVIS WA 6171

**WITHOUT PREJUDICE**

Dear Sirs and Madams

**RE: MARKET APPRAISAL – UNITS 1, 2, 3, 4, 7 AND 8/65 GRAND BOULEVARD, JOONDALUP**

Thank you for the opportunity of appraising your property. This appraisal is our opinion of the likely sale price your property would achieve as at 30<sup>th</sup> June 2021.

In arriving at our conclusion, we have taken into account the following factors:

- The age, size, condition, design and location of your properties
- Current market activity, and
- Current Lease over the premises.

**Unit 1, 65 Grand Boulevard**

It is my opinion that if the property was offered for sale in today's market, I would expect that the property would achieve a sale price of approximately between **\$440,000 and \$480,000 exclusive of GST.**

**Units 2, 3, 4, 7 and 8, 65 Grand Boulevard**

It is my opinion that if the property was offered for sale in today's market, I would expect that the property would achieve a sale price of approximately between **\$475,000 and \$525,000 exclusive of GST.**

We once again thank you for the opportunity of appraising your property and if you require any further information please do not hesitate to contact me.

Yours sincerely

A handwritten signature in black ink, appearing to read "Leo Rizzo".

**LEO RIZZO**  
**MANAGING DIRECTOR**  
**Mobile 0418 924 075**

**Please Note:**

This appraisal is given pursuant to the request of the owner and has been prepared solely for his/her information and not for any third party. Although every care has been taken in arriving at this figure, we stress that it is an opinion only and not to be taken as a sworn valuation. We must add the warning that we shall not be responsible should the appraisal or any part thereof be incorrect or incomplete in any way.