

15 February 2021

Mr Adam McDonald
By email only: adam@giantelectrical.com.au

Dear Adam,

RE: Market Opinion – 4/24 Templar Place, Bennetts Green NSW

Further to our discussion we have provided a brief market appraisal for your consideration. We note that since our previous appraisal industrial market conditions have improved, and your property's value has increased due to limited supply and a reduction in interest rates.

Based on the information you have provided about your property being a strata industrial unit we estimate the above premises could achieve a sale price in the range of \$290,000 - \$315,000 + GST.

Should you require a comprehensive marketing submission including marketing examples please do not hesitate to contact me.

Please note the above market is appraisal is for the use and benefit of the property owner only and cannot be construed as a sworn valuation. Whether GST is applicable to any transaction has not been addressed and suggest you obtain independent advice on this matter.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Dan Barry", with a long, horizontal flourish extending to the right.

Dan Barry
Associate Director
dan.barry@au.knightfrank.com
D+ 61 (0) 2 4920 5718