



CAMERON J. HUBBARD & ASSOCIATES

PROPERTY VALUERS & CONSULTANTS

C.J. Hubbard Pty Ltd
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Mr S. Niland
Suite 1, 800 Old Princes Highway
SUTHERLAND NSW 2232

18 MAY 2017

CERTIFICATE OF VALUATION

STAMP DUTY/CAPITAL GAINS TAX PURPOSES

Property:	Suite 1 (Lot 3) 800 Old Princes Highway, Sutherland
Date of valuation:	17 May 2017
Date of inspection:	17 May 2017
Title:	Lot 3 SP 66493
Registered Proprietor:	Robert John Patrick and Steven Francis Niland (as Tenants in Common in equal shares)
Description:	Secondhand first floor strata office suite of 89m ² plus single car space.
Valuation:	Market value as at 17 May 2017 with vacant possession (whole interest). \$370,000 (Three Hundred and Seventy Thousand Dollars) (GST Exclusive)

CAMERON J. HUBBARD A.A.P.I.
Certified Practising Valuer

Defunct Registered Valuer No. 2618

This Valuation is for Stamp Duty/Capital Gains Tax purposes only and the party to whom it is addressed. No responsibility is accepted to any third party who relies on the whole or any part of the content of this Valuation.



800 OLD PRINCES HIGHWAY SUTHERLAND



INTERNAL VIEW OF SUITE

Title Search

InfoTrack
An Approved LPI NSW
Information Broker

Title Search



LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 3/SP66493

SEARCH DATE	TIME	EDITION NO	DATE
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16/5/2017	3:56 PM	5	10/4/2017

LAND

LOT 3 IN STRATA PLAN 66493
AT SUTHERLAND
LOCAL GOVERNMENT AREA SUTHERLAND SHIRE

FIRST SCHEDULE

ROBERT JOHN PATRICK
STEVEN FRANCIS NILAND
AS TENANTS IN COMMON IN EQUAL SHARES (T AC799522)

SECOND SCHEDULE (1 NOTIFICATION)

1 INTERESTS RECORDED ON REGISTER FOLIO CP/SP66493

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

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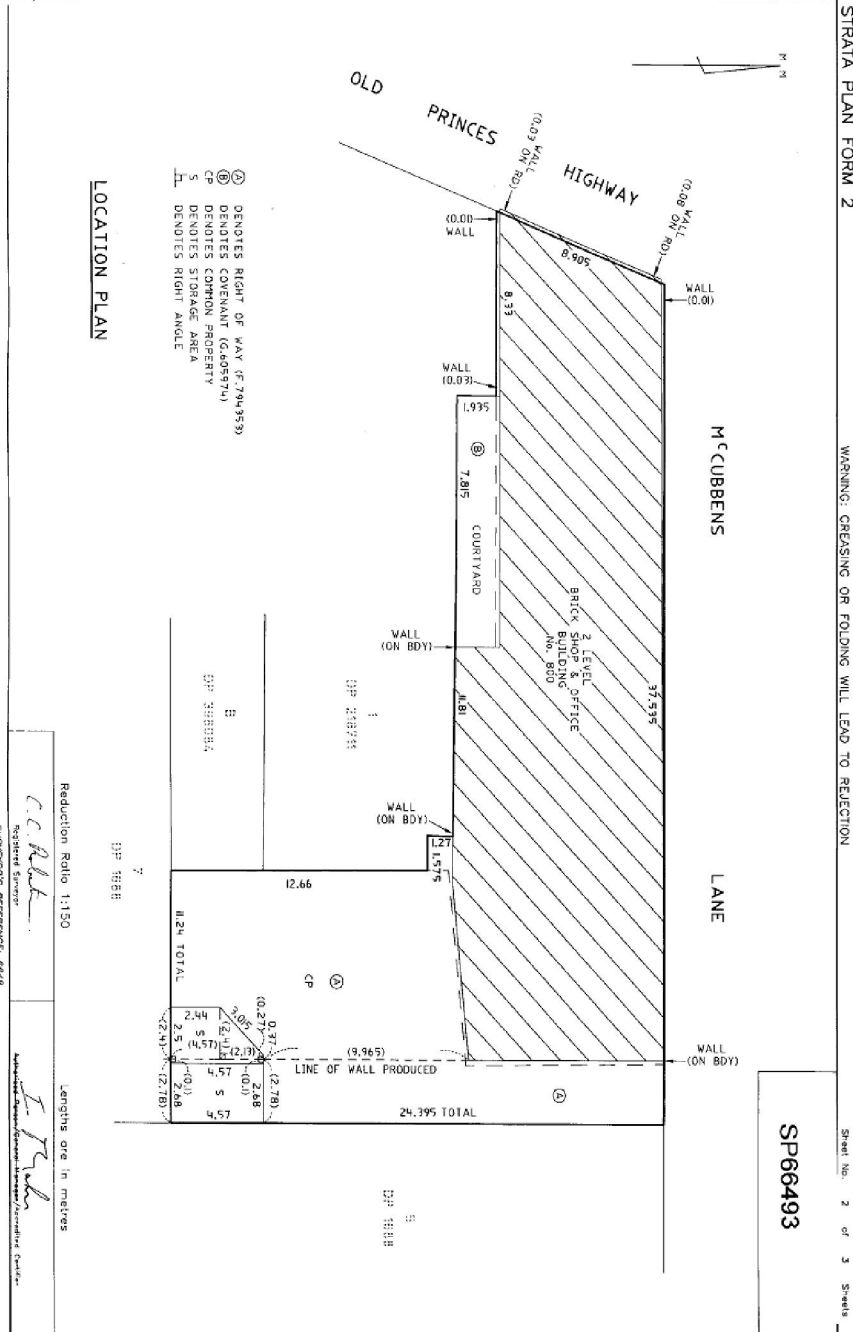
PRINTED ON 16/5/2017

* Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title. Warning: the information appearing under notations has not been formally recorded in the Register. InfoTrack an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B(2) of the Real Property Act 1900.

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Strata Plan

Req:R675591 /Doc:SP 0066493 P /Rev:21-Sep-2001 /Sts:SC.OK /Pgs:ALL /Prt:15-May-2017 11:48 /Seq:2 of 3
Ref:C /Src:M



Req:r675591 /Doc:SP 0066493 P /Rev:21-Sep-2001 /Sts:SC,OK /Pgs:ALL /Prt:16-May-2017 11:48 /Seq:3 of 3
Ref:C /Src:M

