

10th June 2023

Mr & Mrs Macgregor
C/- 41 Gillam Drive
Kelmscott W.A.

Dear Donald & Sylvie

OPINION OF MARKET WORTH
41 Gillam Drive KELMSCOTT W.A.

Thank you for the opportunity to provide you with an appraisal on the above property. This opinion of market worth is made upon the conditions and warranties contained in the attached Request for an Opinion of Market Worth.

After careful consideration we believe the property worth to be \$1,150,000 plus GST if applicable. We are mindful of the prices that have been achieved on other properties that have recently sold and also the present market conditions.

From a rental point of view, we believe the opinion of rental worth to be \$95,500 per annum plus gst plus outgoings. This is based on a workshop value of \$95 /m2 and office space at \$115 /m2 plus additional value for extra secure yard space above and beyond parking requirements.

I hope this meets your approval, and should you have any queries, please do not hesitate to contact me accordingly.

Kind regards



Brian O'Neil
Property Consultant
O'Neil Real Estate
0409 870 970

DISCLAIMER This opinion of market worth has been prepared solely for the information of the client and not for any third party. Although every care has been taken in arriving at the figure we stress that it is an opinion only and not to be taken as a sworn valuation.