

# *Certified Property Valuation*

This is to certify that the "As Is" Market Value of the subject property at

**31/86-88 Beach Road, Sandringham, VIC 3191,**

on 10 October 2023,

being the date of valuation,

is assessed at the amount of

**\$1,450,000**

**(ONE MILLION FOUR HUNDRED AND FIFTY THOUSAND DOLLARS)**

- We have been instructed by Ilana Melnikov to assess the "As Is" Market Value of the subject property on the basis of the fee simple interest, for **Pre-Sale** purposes.
- Our assessment is relevant to prevailing levels of value as at 10 October 2023, the date of inspection of the property by the undersigned valuer.
- Neither the valuer nor *ValuConsult(Aust)* has any pecuniary interest giving rise to a conflict of interest in valuing the property. The opinion of value expressed in this valuation report is that of the valuer who is the sole signatory to this document.
- The market value in this report is current at the date of valuation only. This value may change significantly and unexpectedly over a relatively short period for reasons including general market movements or factors specific to the particular property.
- We do not accept liability for losses or damage arising from such subsequent changes in value, including consequential or economic loss. We also do not accept liability for losses or damage arising directly or indirectly from the use of this report.
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**Prepared by:**



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