

PROPERTY MARKET VALUE REPORT: COMMERCIAL

Property Assessment Date: 06 July 2025

Property Address:

214/396 Scarborough Beach Rd

Osborne Park WA 6017

Property Type: Office building

Date Report Prepared: 06 July 2025

Report Type: Current Commercial Valuation

Calculated Market Value*:

\$508,500





METHOD OF CALCULATION

Our valuations are not computer generated. Our own staff research and input the property's specific details, individual features and current market conditions. We access a leading property sales database which provides details of property transactions in the local area. Then we apply the commonly used CMA (Comparison Market Assessment) method to provide three comparable properties and an explanation why they are similar or different to the property being valued (the subject property). We use all this data in conjunction with the size of the land and/or building of the subject property to calculate an accurate market value.

SUMMARY OF THIS PROPERTY

The following key details were used to calculate the market value of this property

Property Summary	4/396 Scarborough Beach Rd Osborne Park WA 6017	 126 m ²	 m ²	Calculated Market Value \$508,500

This property's key details	Distinctive features of this property
Type of property	Office building
Property description	Showroom, office and warehouse
Number of levels	Two levels
Zoning	Industrial
Parking	In front of building
Additional features / information	n/a
The supply of properties in the current market	There is good supply with many properties like this one
The expected demand from buyers in the current market	There is good demand for properties like this one



*Disclaimer: Although the data provided in this report applies to a specific property, it should not be construed as advice in any way or relied upon for any other purposes. Property Pricer expressly excludes any warranties and representations that the market estimates are an accurate representation as to the market value of the subject property. The predicted value may differ from the actual selling price. To the full extent permitted by law, Property Pricer excludes all liability for any loss or damage howsoever arising or suffered by the recipient, whether as a result of the recipient's reliance on the accuracy of the market estimate or otherwise arising in connection within the market estimate. Copyright © 2025 All Rights Reserved, Focus Property Pricing Pty Ltd.

RECENT COMPARABLE SALES FOR THIS PROPERTY

Property 1: 1/6 Leeway Court Osborne Park

Industrial building



Sold
\$962,500
March 2025



Comments: This is a good comparison property and is more modern, has a bigger interior, hence values much higher.

Property 2: 4/41 Sarich Court Osborne Park

Office building



Sold
\$875,000
April 2025



Comments: This is a direct comparison property and a brand new build but a little smaller, hence on balance values much higher.

Property 3: 1/134 Main St Osborne Park

Office building



Sold
\$475,000
April 2025



Comments: This is also a good comparison office, is more modern and smaller, hence on balance values lower.

Specific Comments: As this property is an older build and located in a lesser demand area of Osborne Park, it has a lower relative value than Properties 1 and 2.

WHO WE ARE

We are an independent, privately owned Australian company with no affiliation to any other businesses.

Property Pricer provides specialist property valuation services Australia-wide.

We use our proprietary tool* and algorithms to achieve unprecedented accuracy, which is highly correlated to actual sales prices.

Trial testing of 3,000 properties Australia-wide proved that Property Pricer had 90% plus accuracy when compared to actual sale prices.

*US Patent Pending.

CONTACT DETAILS

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