

29 Sep. 14

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Dear Stefanie,

RE: RENTAL APPRAISAL – AUSTRALIA 108

It is our pleasure to provide the following market appraisal for the very exciting new Australia 108 Development located at 70 Southbank Boulevard, Southbank. Australia 108 will be one of the world's landmarks with facilities, design and prestige unrivalled in Melbourne. From our experience and feedback from tenants in the Southbank market, we expect strong tenant demand from the inception for this building with ongoing full occupancy and premium rental returns into the future.

Ray White Southbank specializes in large scale and strategic project leasing campaigns, which we have successfully carried out in Southbank and metropolitan Melbourne. We have an experienced team of leasing consultants and property managers to make sure that your investment is in good hands.

Please find market appraisal for the apartments categorized by number of bedrooms and outlook.

	Bay	Botanical Gardens	Buildings	City	City/Bot Gardens	360 degrees
Studio			\$400 - \$430			
1 Bedroom	\$420 - \$500	\$420 - \$500	\$420 - \$480	\$420 - \$500	\$420 - \$500	
1 Bed plus Study		\$520 - \$620				
2 Bed 1 Bath	\$540 - \$650		\$520 - \$600	\$520 - \$650		
2 Bed 2 Bath	\$720 - \$850	\$690 - \$850	\$690 - \$850	\$690 - \$850	\$660 - \$720	
3 Bed 2 Bath	\$1300 - \$1600	\$1200 - \$1500		\$1300 - \$1600	\$1300 - \$1600	
3 Bed Penthouse		\$2200 - \$2400		\$2300 - \$2500	\$2300 - \$2500	
Penthouses				\$5200 - \$6000	\$5200 - \$6000	
Super Penthouse						\$15000 - \$18000

* Our pricing is derived quantitatively from median market returns and subjectively based on comparable current market analysis

If you would also like any individual appraisals for specific apartments or any part of your property portfolio, please do not hesitate to contact me on 0413 066 223 or via email on matthew_wallace@raywhite.com for further information

Kind Regards

Matthew Wallace
 Head of Business Development

Bedrooms	Floorplan Type	Outlook	Minimum Level	Maximum Level	Rent From	Rent To
Studio	P6		11	11	420	460
	P7		11	11	410	450
	P8		11	11	400	440
1 Bedroom	A1	Botanical Gardens	15	72	420	480
		City	15	72	420	500
	A2	City	15	72	440	520
	A2.1	Bay	37	72	420	500
		Buildings	15	36	420	480
	A3	Botanical Gardens	15	72	420	480
		City	15	72	420	500
P2		11	11	440	460	
P4		11	11	440	460	
1 Bed Plus Study	A1.1	Botanical Gardens	15	72	520	620
2 Bed 1 Bath	B3	Bay	37	72	540	650
		Buildings	15	36	520	600
		City	15	72	520	650
	P3		11	11	520	560
2 Bed 2 Bath	B1	Botanical Gardens	15	72	690	780
		City	15	72	690	800
	B2	Bay	37	72	720	850
		Buildings	15	36	700	850
		City	15	72	680	750
	B4	City	15	72	660	750
City/Bot Gardens		15	38	660	720	
P1		11	11	640	680	
P5		11	11	800	850	
3 Bed 2 Bath	C1	City	77	92	1,300	1,600
	C2	City	77	92	1,300	1,600
	C3	City	77	92	1,300	1,600
	C4	City/Bot Gardens	77	92	1,300	1,600
	C5	Botanical Gardens	77	92	1,200	1,500
	C6	Botanical Gardens	77	92	1,200	1,500
	C7	Bay	77	92	1,300	1,600
	C8	City	77	92	1,300	1,600
PH3	D1	Botanical Gardens	93	102	2,200	2,400
	D2	City	93	102	2,300	2,500
	D3	City	93	102	2,300	2,500
	D4	City/Bot Gardens	93	102	2,300	2,500
Super PH 3	E1	City	103	103	5,200	5,900
	E2	City/Bot Gardens	103	104	5,200	5,900
	E3	City	104	104	5,300	6,000
Super Dooper PH	F1	360 degrees	108	108	15,000	18,000