

Appraisal: U 1 and U 2 Baldwin Street, Golden Beach

30/06/2023

To Whom It May Concern,

Image Property has been providing a trusted service to landlords throughout Southeast Queensland for over a decade. Named Australian Property Management Company of the year for the past three years based on the number of positive reviews awarded by investors. Investors trust Image to provide accurate market knowledge, ensure the greatest return for investment and maintain their asset. When assessing the value of a property, we consider factors that assist in leasing your investment promptly. This includes a comparison of similar properties, current vacancies, and market trends. Obtaining a realistic sales value ensures that your property is let as quickly as possible for a better financial return on your investment.

SALES Appraisal

We would anticipate the Sales Value of \$450.00-\$520.00 per week would be achievable in the current market.

U 1/ 32 Baldwin Street – Golden Beach - \$635,000 - \$660,000

U 2/ 32 Baldwin Street – Golden Beach - \$665,000 - \$685,000

If you were to sell both properties together, we estimate the total value to be in the range of \$1,3 M - \$1,350 M.

When pricing your property for sale, there is a range that needs to be considered based on your personal situation. The higher value given reflects a price that is testing the market to see what could be achieved, this approach can take an increased amount of time. The lower price will appeal to a larger number of buyers and would attract strong interest from buyers.

Our team would be delighted to manage the sale of your property with your individual needs in mind, I will be in contact in the near future however if in the meantime I can answer any questions please contact me on 0411 596 294 or amanda@imageproperty.com.au

Kind regards,



0411 596 294

