

# Sale Appraisal



## Unit 17, 9 Kite Crescent South Murwillumbah NSW 2484

Prepared by  
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# Property Overview

Unit 17 is a modern strata light industrial unit conveniently located close to town and all major retailers.

Approx 150m<sup>2</sup> of tilt slab construction, quality fit out, ample onsite car parks and much more. The property has high clearance roller door, disabled bathrooms and 2 onsite car spaces. Flood free.

## Real Property Description

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Location Unit 17, 9 Kite Cres South Murwillumbah

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RPD Lot 23 SP100299

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Zoning Industrial

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Building Area Approx 150m<sup>2</sup>

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## Market Appraisal

We have based our market opinion based on location, condition, recent commercial sales in and around the area and similar properties currently on the market.

### Recent sales:

Lot 7, 9-15 Kite Cres, 200m<sup>2</sup> sold in April 2023 for \$650,000 (\$3,250 p/m<sup>2</sup>)

Lot 15, 7 Thornbill Dr, 119m<sup>2</sup> sold in March 2023 for \$450,000 (\$3,781 p/m<sup>2</sup>)

Lot 17, 7 Thornbill Dr, 119m<sup>2</sup> sold in Oct 2022 for \$470,000 (\$3,949 p/m<sup>2</sup>)

**Sale Appraisal**                      **\$500,000 - \$525,000 (\$3,330 p/m<sup>2</sup> - \$3,500 p/m<sup>2</sup>)**

## Assi Dadon

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## Disclaimer

JSH Commercial Pty Ltd trading as Real Specialists "the agent" has prepared this report as a means of adopting a starting point for an organised strategy for the sales strategy of this property. It is not a valuation or intended to be relied upon by any person as such (including in support of any financing application), and if professional valuation expertise is desired we should be instructed accordingly.

Of necessity, all marketing strategies involve strong elements of intuition and prediction and must be fluid and responsive to a variety of factors including:

- Economic cycling
- Financial market and borrowing cost fluctuations
- Demographic changes
- Alteration in public tastes and styles of stock for which demand is sustainable
- Oversupply of stock in region or market layer
- Impact of alteration of planning or other laws
- Competing / similar properties in the vicinity of the site
- Seasonal trends
- Delays in realisation due to (eg) building disputes
- Volatility of building costs.

"The Agent" reserves the right to revise any strategy at any time based on the need to meet market factors and expectations.

Methods of marketing are suggested to maximise impact in accordance with the marketing budget you have set. No guarantee or warranty is given that any, or any combination, of strategies will produce a given result or level of result and all marketing fees and outlays should be treated as risk capital.

Prospective purchases are strongly advised to make their own enquiries as to whether any listing price is inclusive or exclusive of GST

Information and figures contained in this report have been obtained from various sources as noted throughout the report. We have not independently checked and verified any of the information we merely pass it on for your reference. We make no comment on and give no warranty as to the accuracy of the information contained in this report which does not constitute all or any part of any offer or contract. Zoning and land area details are as provided by RP Data and are subject to confirmation.

This marketing submission is provided as a preliminary opinion only. It does not represent a formal valuation and should not be relied upon or treated as such.

We advise that "the Agent" is **not** a Registered Valuer and strongly recommend you seek professional advice from a Registered Valuer.

We reserve the right to revise this submission subject to further investigation and assessment.

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