

7<sup>th</sup> June 2019

Andrew & Jill Rodgers  
107/1 O'Connell Street  
Kangaroo Points QLD 4169

Dear Andrew & Jill

**RE: Appraisal of property at 7 Pritchard Road, Virginia  
(Lot 1 on SP229619; Parish of Kedron also known as 1/1834 Sandgate Road, Virginia)**

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Further to your instructions we are pleased to be given the opportunity to appraise your property for Sale at 7 Pritchard Rd, Virginia.

From our searches and the information you have supplied the property consists of the following parts:

- Improvements:
  - Warehouse 1:
    - Warehouse: 230sqm Approx.
    - Office: 20sqm Approx.
  - Warehouse 2:
    - Warehouse: 250sqm Approx.
  - Total: 500sqm Approx.
- Land: 1,043sqm Approx.

The well-presented warehouse is of metal clad construction. There are two warehouses of approx. 250sqm each with a sliding with access door and have good internal height and natural light. The site is square and level with Project Street, it also has exposure onto busy Pritchard Road.

#### Comparative Market Evidence:

Similar Properties that have Sold recently in the area:-

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Address:	<b>42 Matheson Street, Virginia</b>
Date of Sale:	04/10/18
Building:	280sqm
Land:	759sqm
<b>Sold for:</b>	<b>\$540,000 + GST</b> <b>(\$1,928.57 p/sqm)</b>
Zoned:	General Industry
Comments:	Neat & Tidy house/office plus Warehouse. First floor office, ground floor storage plus freestanding rear warehouse. Close to Robinson Road East.

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Address:	<b>9/66 Pritchard Road, Virginia</b>
Date of Sale:	24/07/18
Building:	330sqm
Land:	N/A
<b>Sold for:</b>	<b>\$540,000 + GST</b> <b>(\$1,636.36 p/sqm)</b>
Zoned:	General Industry
Comments:	Well-presented 330sqm metal clad warehouse with good street frontage to Yarraman Place.

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#### Raine & Horne Commercial

**Brisbane Southside** 1652 Ipswich Road, Rocklea Qld 4106 **OR** PO Box 504, Archerfield Qld 4108  
T: 07 3216 6666 F: 07 3216 6622 E: info@RnHcommercial.com.au W: www.RnHcommercial.com.au

**Bayside** 1/26 Redland Bay Road, Capalaba Qld 4157  
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Address:	<b>60 Delta Street, Geebung</b>
Date of Sale:	01/04/19
Building:	550sqm
Land:	955sqm
<b>Sold for:</b>	<b>\$830,000</b> <b>(\$1,509.09 p/sqm)</b>
Zoned:	General Industry
Comments:	Rare Multi-Tenanted Freestander with Three Tenants. Older style masonry block low height building. Located on just off Newman Rd.

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Based on similar sales around the area and taking into account the property's position on a main road, we feel that your property would achieve the following in the current market:

- **Sale: \$990,000 (plus GST if applicable)✓**  
**(\$1,980.00 p/sqm)**

Please note this is not an official valuation but merely an expression of our opinion. In the event you require a formal valuation we would be pleased to arrange a quotation from a Registered Valuer.

Should the information obtained by us prove to be inaccurate, we reserve the right to alter our opinion.

In the meantime please feel free to contact me if I can be of any further assistance.

Kind Regards,



**Michael Cars**  
Sales & Leasing Executive  
M: 0423 188 698

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