

7th 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)

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:-

Address:	42 Matheson Street, Virginia
Date of Sale:	04/10/18
Building:	280sqm
Land:	759sqm
Sold for:	\$540,000 + GST (\$1,928.57 p/sqm)
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.

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

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
T: 07 3245 1922 **F:** 07 3245 1977 **E:** Bayside@RnHcommercial.com.au **W:** www.Raineandhorne.com.au/Bayside

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

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