

7/43 and 8/43 MAPLE STREET MALENY QLD 4552

Prepared for Timil Pty Ltd on 30 June 2023

RE/MAX HINTERLAND

32 Maple Street
MALENY QLD 4552
m: 0438 387 274

Timil Pty Ltd
7/43 and 8/43 Maple Street
Maleny QLD 4552

30 June 2023

Dear Steve

Thank you for the opportunity to appraise your properties at 7/43 and 8/43 Maple Street, Maleny.

To establish market value, we have carefully considered the premises, size, location, along with current market conditions and similar properties recently sold or currently on the market.

The property:

- * 2 rear commercial units with balcony
- * 125 m2 total area
- * Both currently leased
- * 2 undercover tenant car parks
- * Central Maleny location
- * Gross Income \$30,000
- * Rates \$2,500 pa
- * Body Corp \$8,000 pa
- * Water \$1,000 pa

Recent sales range between \$3,288 - \$6,250 per sqm.

Based on these comparisons we believe \$4500 per sqm can be adopted. Stand alone strata title commercial units such as your own, which are designed for small business purposes, tend to sell on a higher per sqm rate than larger floor plates such as the one recently sold at 4/43 Maple Street, Maleny.

7/43 Maple Street, Maleny - 63 sqm x \$4500 per sqm = \$283,500

8/43 Maple Street, Maleny - 62 sqm x \$4500 per sqm = \$279,000

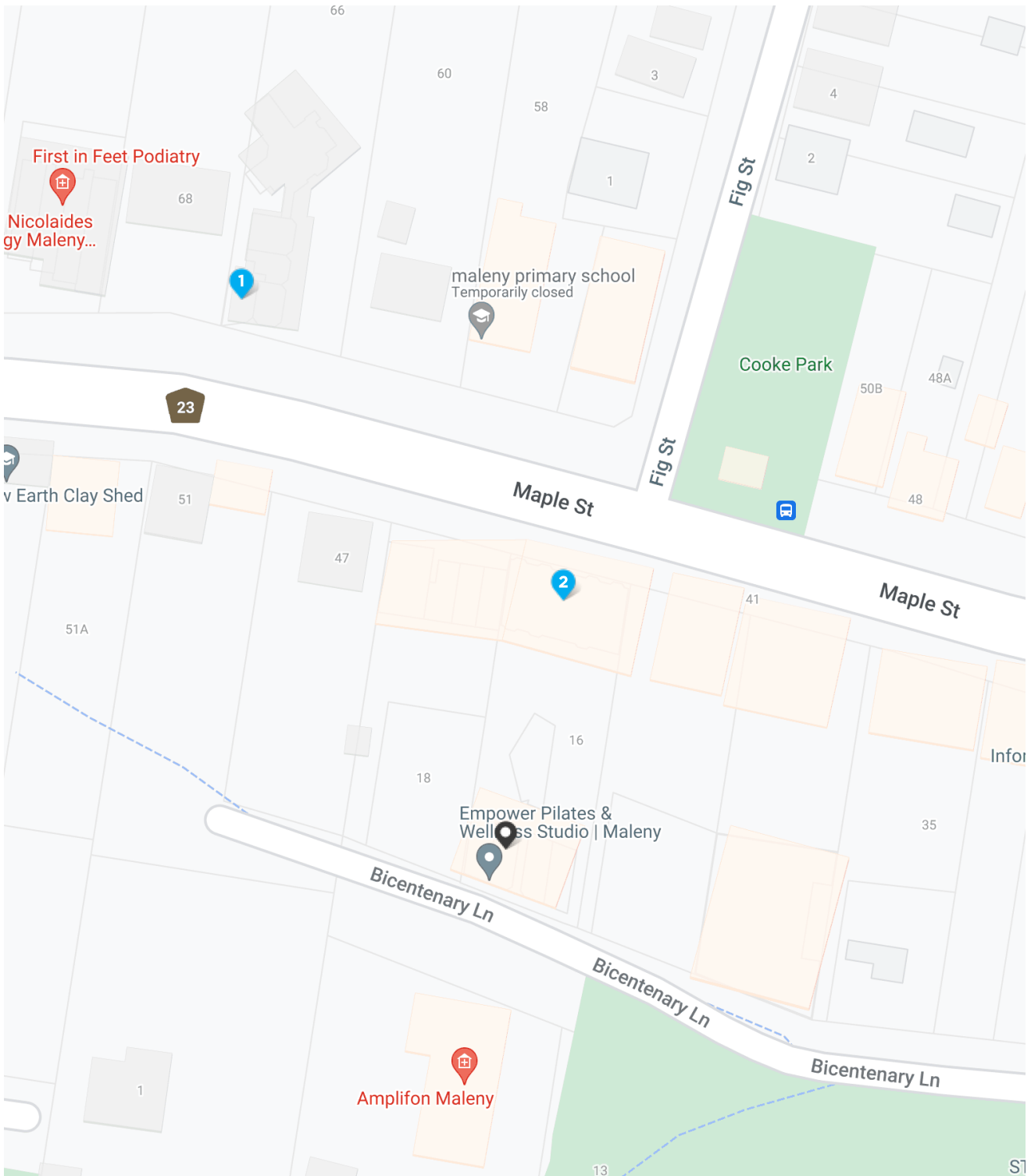
While we believe there may be room for improved rental return, this property ideally suits an owner occupier scenario.

Should you have any questions relating to the information contained within this appraisal, please feel welcome to contact me on the details below.

Yours Sincerely,

RE/MAX HINTERLAND
m: 0447 737 737
e: sales@remaxhinterland.com.au

Comparables Map: Sales



	🏠	🏡	🚗	
1	1/66 MAPLE STREET MALENY QLD 4552	-	-	1 \$325,000
2	4/43 MAPLE STREET MALENY QLD 4552	-	-	- \$490,000

Comparable Sales

1 1/66 MAPLE STREET MALENY QLD 4552

Sold Price

\$325,000

🏠 - 🚗 - 🚗 1 📐 52m² 📐 52m²

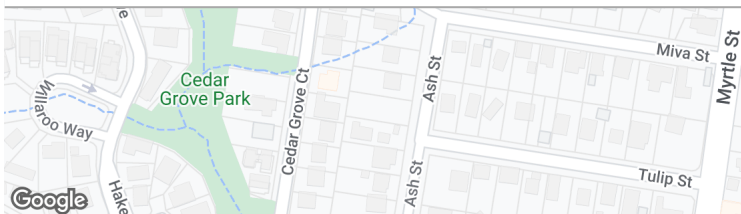
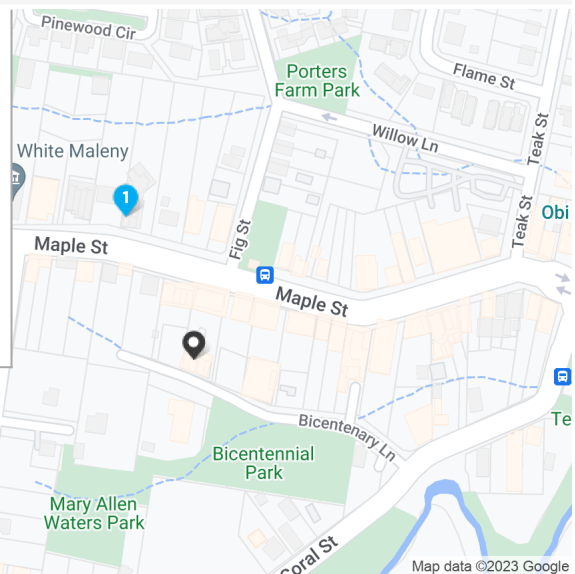


Notes

This is the most recent commercial sale within the Maleny business district. With 52 sqm of lettable area the June 2023 sale price represents \$6,250 per sqm. This is a strong retail position with good visibility, signage and with a well established sitting tenant.

Property Insights

Sold Date	07-Jun-23	Distance	0.12km
DOM	1 day	Year Built	2000
First Listing	Under Offer		
Last Listing	Under Offer		



RS = Recent sale UN = Undisclosed Sale * This data point was edited by the author of this CMA and has not been verified by CoreLogic

Comparable Sales

2 4/43 MAPLE STREET MALENY QLD 4552

Sold Price

\$490,000

🏠 - 🚗 - 🏠 149m² 🏠 149m²

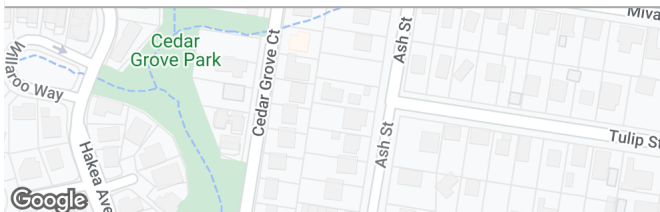
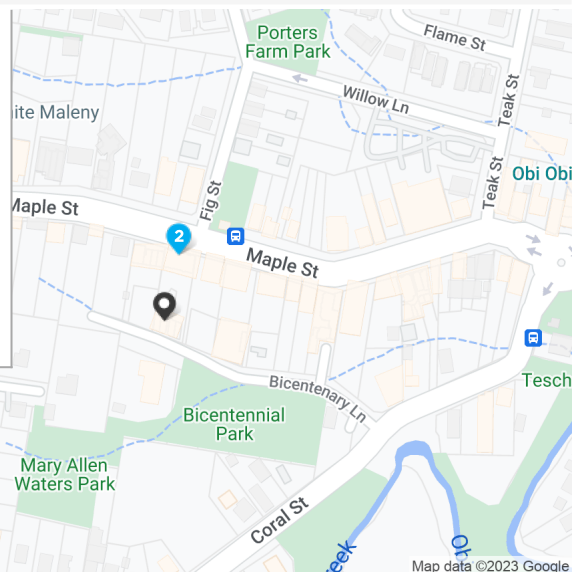


Notes

This property is located within the same commercial complex as your own. Currently tenanted by Maleny Chocolate, this property represents the ideal business owner / occupier scenario. With 149 sqm of lettable area the March 2022 sale price represents \$3,288 per sqm.

Property Insights

Sold Date	29-Mar-22	Distance	0.05km
DOM	1721 days	Year Built	-
First Listing	\$265,000		
Last Listing	\$200,000		



RS = Recent sale UN = Undisclosed Sale * This data point was edited by the author of this CMA and has not been verified by CoreLogic

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