

# 3/1 IAN KEILAR DRIVE, SPRINGFIELD CENTRAL

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**RayWhite**



# COMMERCIAL SALES APPRAISAL

RAY WHITE SPRINGFIELD

# MARKET OVERVIEW

127

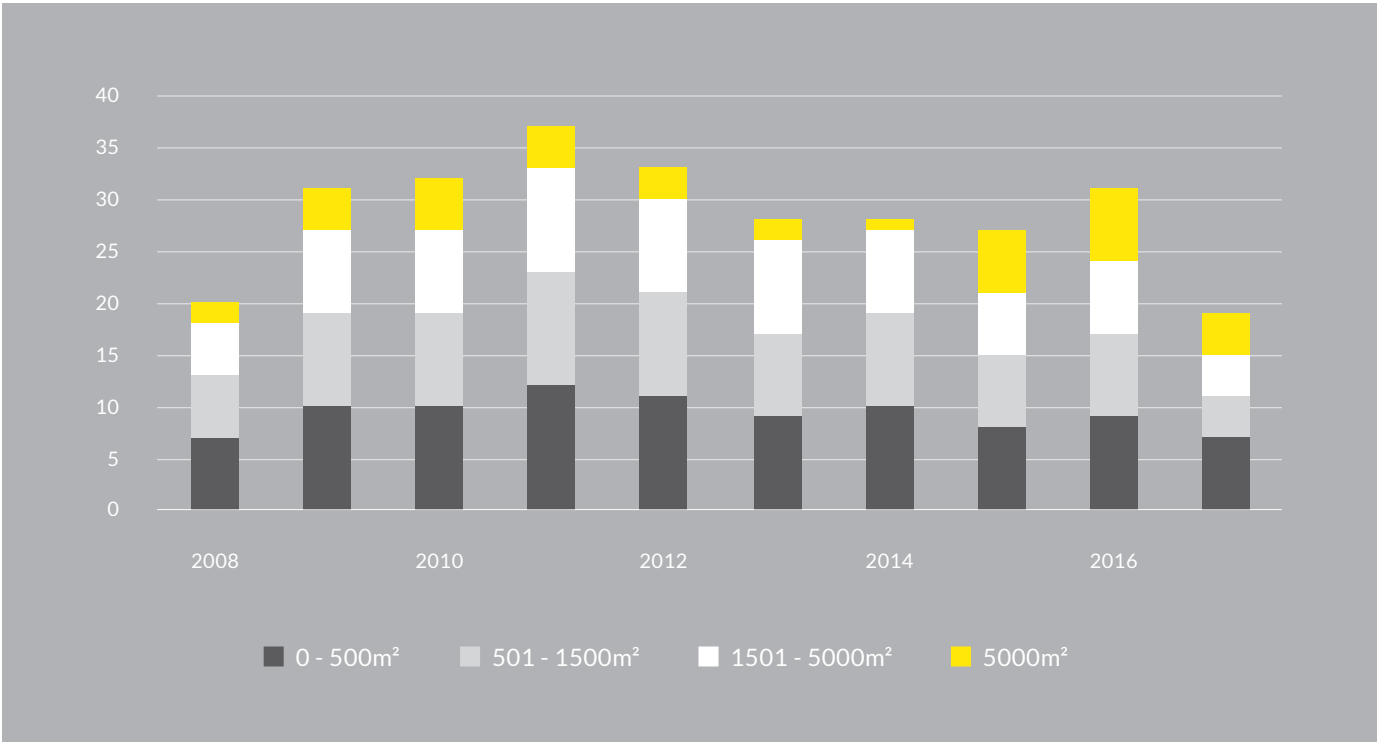
**SALES** THIS QUARTER

170

**LEASES** THIS QUARTER

\$165

MILLION TURNOVER FOR THE RAY WHITE GROUP LAST YEAR



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June 28, 2021

To Whom It May Concern,

Regarding commercial premises, shop 3, 1 Ian Keilar Drive Springfield Central.

Commercial sale appraisal: There have been no commercial sales that have occurred inside of the last six months that would compare with your property however based on the rate being achieved in areas outside the vicinity of Greater Springfield and for larger or more complex commercial properties it is our opinion that buyers would look at a purchase between \$535,000 and \$545,000.

	use	\$540,000
Less Sundry BAS Cr		\$(1,085)
TOTAL VALUE		\$538,915

Commercial rent/lease appraisal: There are a variety of local leases that provide evidence to suggest that a gross rent per square meter of between \$650 - \$700 would be attainable. Therein suggesting a return of between \$39,000 and \$42,000 per annum.

Should you have any further questions relating to the above or would like some additional information, please contact us at your convenience.

Regards,

Gary Singh

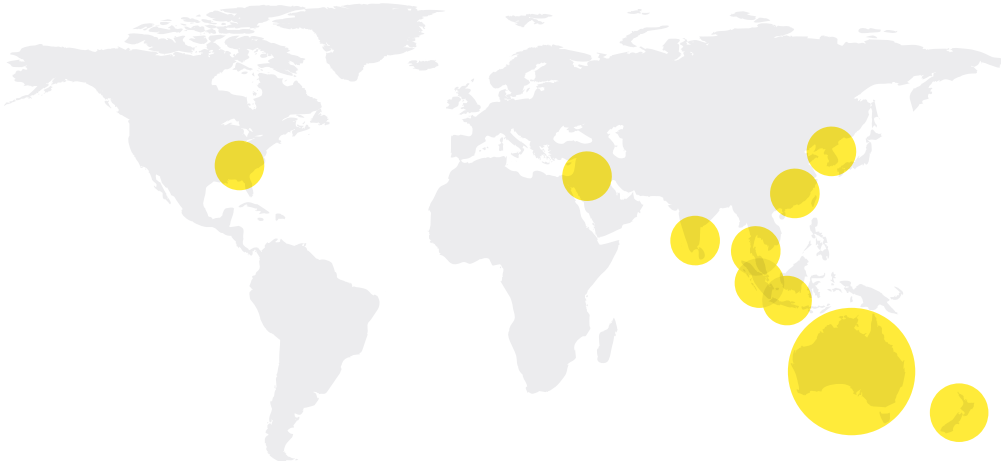
0424 406 997

gary.singh@raywhite.com

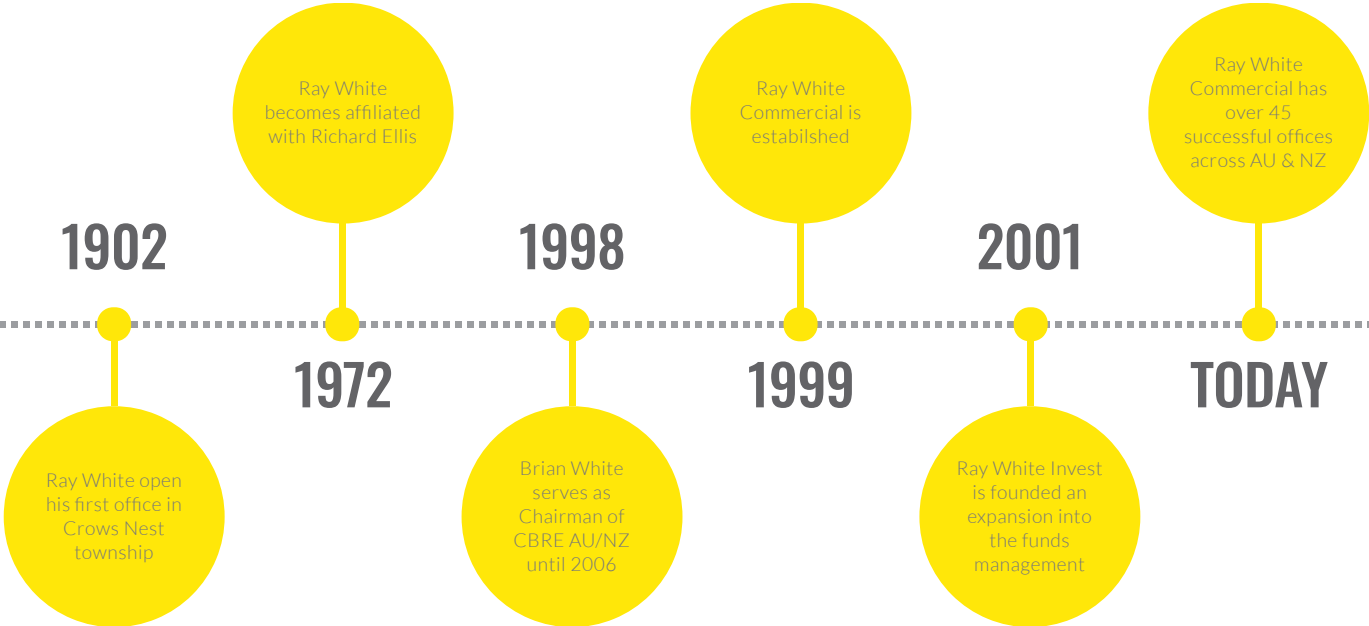
# INTERNATIONAL REACH BACKED BY LOCAL KNOWLEDGE

The Ray White network is approaching

**1000**  
**LOCALLY OWNED**  
**& OPERATED OFFICES**  
in more than  
10 countries



## OUR GROWTH STORY



More auctions than any other commercial real estate group



**1 IN EVERY 10**

properties sold in Australasia is sold by Ray White

We help over

**40,000**

**CLIENTS**

reach their financial goals each year



**\$2.7 BILLION+**

commercial sales and leasing transactions each year



Australasia's most Googled real estate brand

**300** Specialist commercial agents

**IN OVER 45 LOCATIONS**



Group annual turnover exceeding

**\$45 BILLION+**

# Why we love Greater Springfield

Packed with European markets and delicatessens, you could get your groceries while going down the road to grab a coffee or possibly a meal at one of many beautiful cafes and restaurants which vary with many styles and cuisines.

Set to become a “super city” over the next decade, Springfield was Australia’s largest master-planned suburb at the time it was first announced back in 2007.

The brain child of Maha Sinnathamby, education, health and technology were its original cornerstones and construction began with a rail line and train station to connect the area to existing hubs.

With an affordable median house price in the low to mid \$400k bracket, the area is attractive to first home buyers and young families seeking a suburban lifestyle. Around 40% of the area is currently developed and Springfield is now at the heart of one of the country’s fastest growing regions, with great schools and easy access to all amenities.

Located 23km from Brisbane City, the CBD is a 40 minute rail journey from Springfield, while the Centenary Highway provides direct car access.



## Dining and Retail

Orion Springfield Central offers an array of dining options and retail spaces.



## Brookwater Golf Club

Setting a benchmark in golf, weddings, functions and dining, all in a beautiful bushland environment.



## Public Transport

Two Springfield Rail Stations with direct access to Brisbane and non stop direct access to Brisbane Airport



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Ray White Springfield  
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