



30 June 2022

SHINNIE INVESTMENTS PTY LTD
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Sale Pricing Guide Appraisal for: 21 TUBBS STREET, CLONTARF Q 4019

The property details are as follows: -

Address:	21 Tubbs Street, Clontarf Q 4019
Real Property Description:	Lot 139 on RP30491
Floor Area:	144 m2
Land Area:	486 m2
Local Authority:	Moreton Bay Regional Council

Based on current market information, properties similar to this are transacting at the following square meter rate (on a vacant possession basis):

\$3,400/m2 to \$3,800/m2.

It is our estimation that the subject property appraisal to sell is approximately:

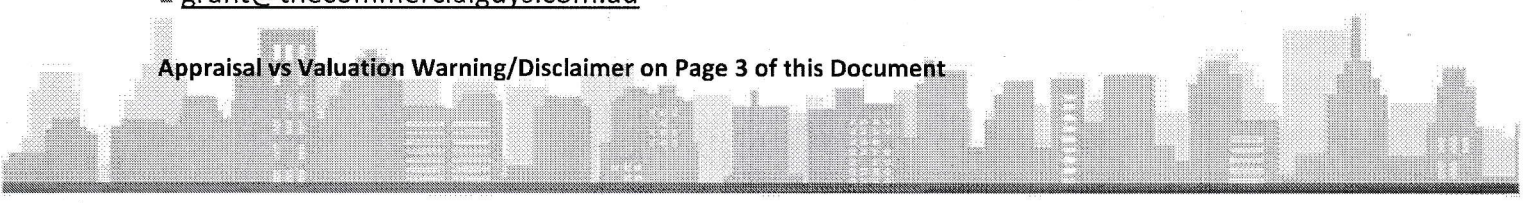
\$489,600.00 to \$547,200.00.

using middle of range = \$518,400.

Yours Commercially

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The Commercial Guys
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Appraisal vs Valuation Warning/Disclaimer on Page 3 of this Document



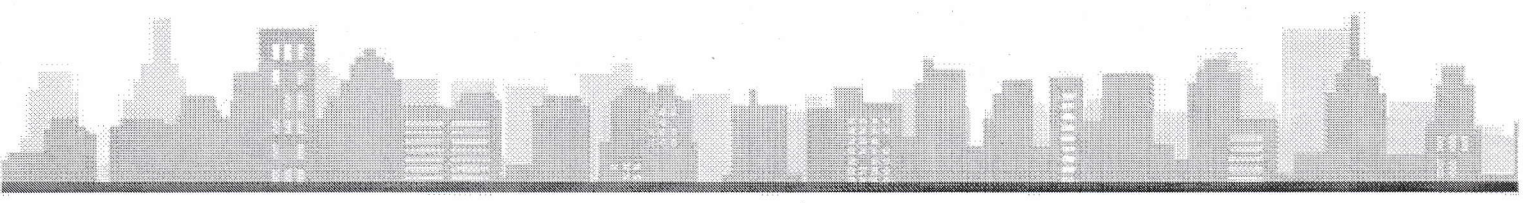


CURRENT MARKET EVIDENCE

We have based our estimated selling price range on the following comparable properties in the surrounding location, current market conditions and discussions with industry sources, local stakeholders and valuers etc. in relation to market activity (without disclosure of specifics or breach of confidentiality).

Comparable Sales

Address	Date	Sale Price	M2	\$p/m2
2/24 Redcliffe Gardens Dr, Clontarf	18Jan22	\$390,000	135	\$2,888
24 Tubbs Street, Clontarf	15Apr21	\$410,000	160	\$2,562
1/60 Beach Street, Kippa-Ring	Oct22	\$400,000	141	\$2,836





Appraisal vs Valuation Warning/Disclaimer

An appraisal is intended to be a guide to pricing and is often the estimate or opinion of an agent with knowledge of the current cap rates for Leased properties in the local area or if vacant, taking into consideration recent sale prices.

A valuation can only be conducted by a qualified valuer who takes into consideration all features and issues relating to the particular property. A valuation report is often obtained when a definitive value is required, such as to obtain finance to purchase a property.

To clarify: we are not qualified to assist in providing a valuation and are not able to provide any advice regarding the value of the property. If you require a valuation, we strongly emphasise that you ought to obtain independent valuation advice in respect of all matters pertaining to the value of a property.

This estimate price has been prepared solely for the information of the client and not for any third party.

Who are The Commercial Guys:

Adam Leishman and Grant Simpson bring years of experience in **sales**, commercial **leasing**, **property management** and customer service to the real estate market in Queensland.

Our team not only has the industry experience but we are also landlords and investors ourselves. We know what is needed and have the professional experience necessary to handle all of your business's needs.

Chat to us today about how we can help with your Commercial Property needs and requirements. It's what we do....well!

