



LACEY WEST

February 28, 2023

Rees & Trisha Duncan
rees@jadefinance.com

Dear Rees and Trisha,

PROPERTY APPRAISAL

Re: 5/219 Burleigh Connection Road, Burleigh Heads Qld 4220
Description: 70m2 ground floor + 52m2 mezzanine

Appraisal for Lease

We would expect to achieve a rental price of between \$33,550 - \$36,600 per annum + GST + outgoings.

Appraisal for Sale

We would expect to achieve a sale price in the range of \$580,000 - \$610,000 based on recent comparable sales.

Recent Sales

8/49 Leda Drive, Burleigh Heads
Sale Price - \$777,250 + GST

Size - 149m2 (103m2 + 46m2)
(under contract December 2022)

16/9 Greg Chappell Drive, Burleigh Heads
Sale Price - \$410,000

Size - 92m2 (69m2 + 23m2 mezzanine)
Sold - December 2022

8/9 Greg Chappell Drive, Burleigh Heads
Sale Price - \$525,000 - Sold August 2022

Size -119m2 approved area (89m2 ground + 30m2
+ additional 34m2 unapproved mezzanine.

Josh Cruden 0449 173 768
James Borbidge 0414 735 046
Tony West 0414 753 524

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We assure you that we are totally committed to providing you with outstanding service and we look forward to talking with you soon.

Yours faithfully
Lacey West Real Estate

Tony West
Director

James Borbidge
Commercial Sales / Leasing

Josh Cruden
Commercial/Sales / Leasing