



COMPARATIVE MARKET ANALYSIS

Property Address: 12345 Main Street, City, State, ZIP

Prepared by: [Agent Name], Real Estate Agent

1



Ianjan Super Pty Ltd (tte)
110 Enterprise Street Of
Svensson Heights, QLD, 4670

Dear

RE: Property Appraisal

Thank you for your invitation to appraise your property and provide you with an appraisal as to what your property may be worth in today's market.

We have based this appraisal on current market conditions as well our extensive knowledge of the property market in the local area.

Should you have any questions relating to the information contained with this document please feel free to contact me on the details below.

Thank you again for the opportunity to access your property and for considering the services of our office. I look forward to working with you soon.

Kind Regards

A handwritten signature in black ink, consisting of several loops and a long horizontal stroke extending to the right.

Ascot Homes
8 Princess St BUNDABERG
Email: alex@ascot.net.au
Phone: 07 4152 9222

110 ENTERPRISE STREET OF, SVENSSON HEIGHTS, QLD



Owner Details

Owner Name(s): IANJAN SUPER PTY LTD (TTE)
 Owner Address: 7 PEACE ST, BUNDABERG QLD 4670
 Phone(s): ^0407 477 514 (SANTALUC...)

Owner Type: Owner Occupied

Property Details

Property Type: Industrial - Freehold [Issuing]
 RPD: L247 CK2993:SUBLEASED
 Valuation Amount: \$750,000 - Site Value on 30/06/2022
 Valuation Amount: \$670,000 - Site Value on 30/06/2020
 Land Use: GENERAL INDUSTRY
 Zoning:
 Council: BUNDABERG REGIONAL
 Features:



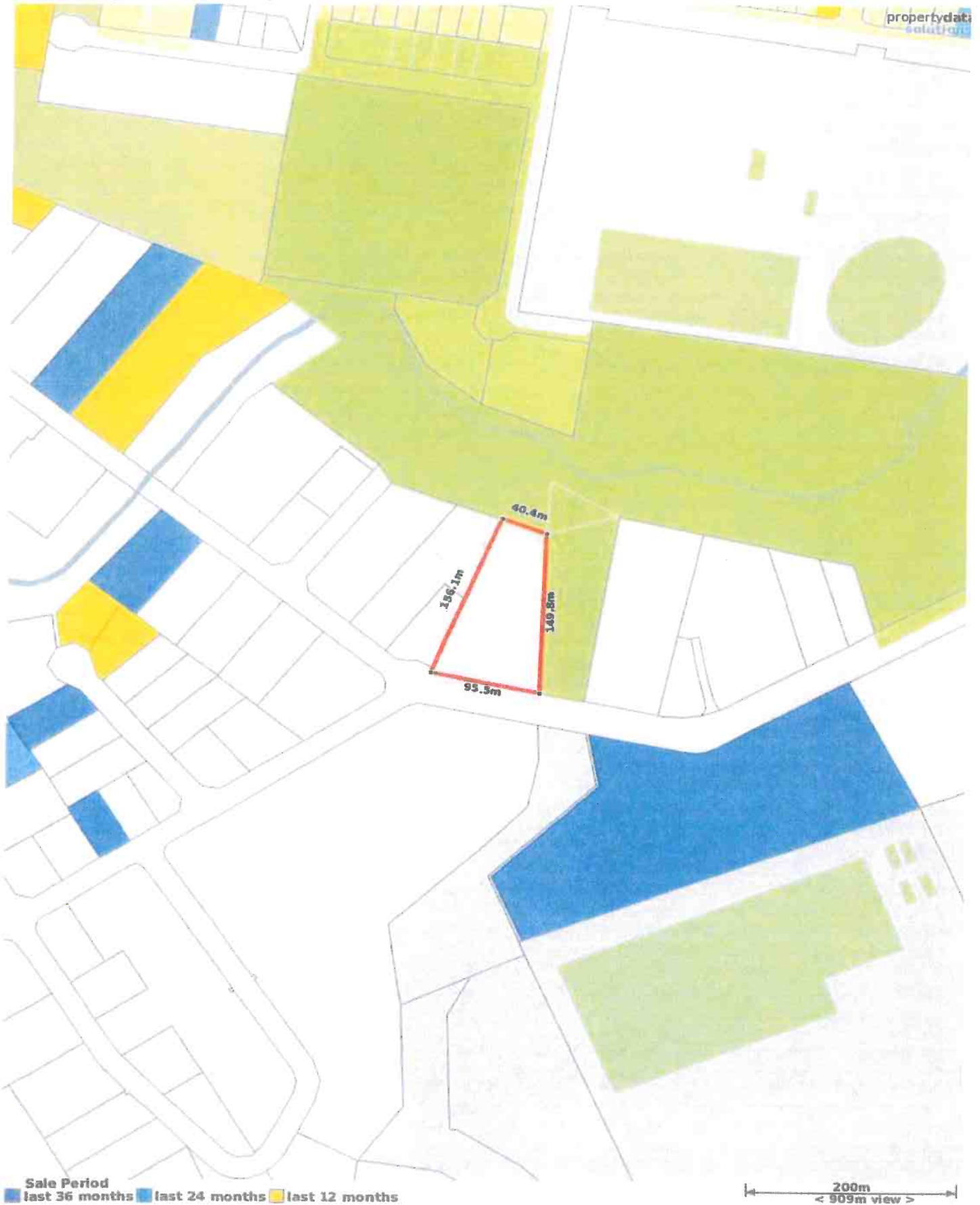
Area: 1.02 ha
 Area \$/m2:
 Water/Sewerage:
 Property ID: 8457498 / QLD719400
 UBD Ref: UBD Ref:

Sales History

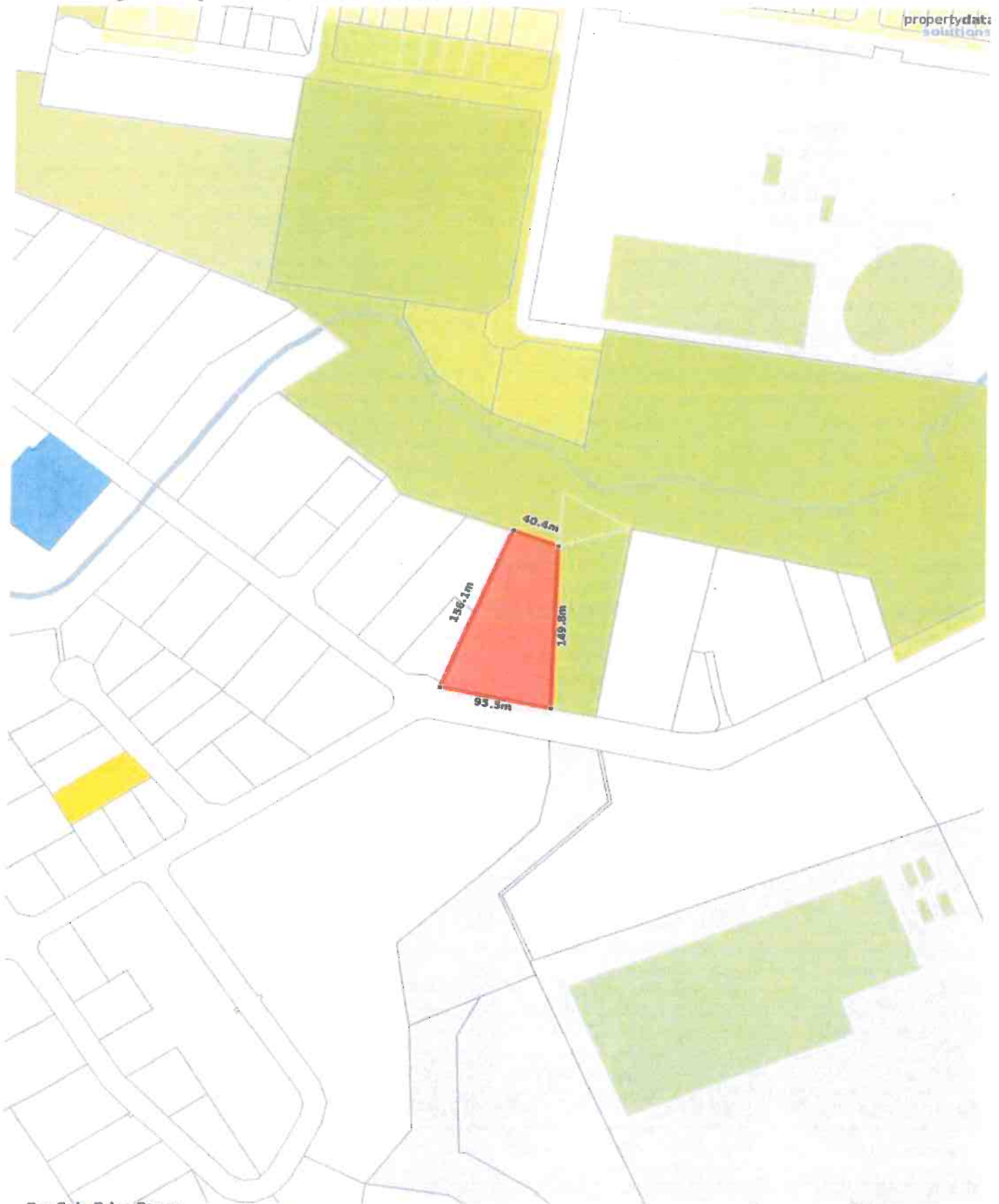
Prepared on 27/06/2022 by Ascot Homes. © Property Data Solutions Pty Ltd 2022 (pricefinder.com.au)

The materials are provided as an information source only. © The State of Queensland (Department of Natural Resources, Mines and Energy) June/2022. Based on or contains data provided by the State of Queensland (Department of Natural Resources, Mines and Energy) 2022. In consideration of the State permitting use of this data you acknowledge and agree that the State gives no warranty in relation to the data (including accuracy, reliability, completeness, currency or suitability) and accepts no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy laws, more information at: www.propertydatacodeofconduct.com.au

Nearby Sold Properties (Sale Date)



Nearby Properties For Sale



For Sale Price Range
■ \$250k ■ \$500k ■ \$750k ■ \$1000k ■ \$1500k ■ \$2000k ■ > \$2000k

200m
< 909m view >

Nearby Properties For Rent



Nearby Comparable For Sale Properties

There are 2 properties selected within the radius of 500.0m from the focus property. The lowest for sale price is \$1,200,000 and the highest for sale price is \$2,016,000 with a median sale price of \$1,608,000. Days listed ranges from 292 to 945 days with the average currently at 618 days for these selected properties.

110 ENTERPRISE ST, SVENSSON HEIGHTS 4670	Distance from Property: 0m  -  -  -
	Property Type: Industrial Area: 1.02 ha (1,992 m ²) RPD: L247 CK2993:SUBLEASED
Features:	<div style="border: 1px solid black; padding: 5px;"> Current List Price: \$2,100,000 First List Price: \$2,100,000 Date Listed: 25/11/2019 Days Listed: 945 Days Listed Price Change: -4.0% </div>
1 MADDISON CRT, SVENSSON HEIGHTS 4670	Distance from Property: 368m  -  -  -
	Property Type: Industrial Area: 2,497 m ² (940 m ²) RPD: L278 CK3516
Features:	<div style="border: 1px solid black; padding: 5px;"> Current List Price: \$1,200,000 (Under Offer) First List Price: \$1,200,000 Date Listed: 08/09/2021 Days Listed: 292 Days Listed Price Change: </div>

Nearby Comparable Sold Properties

There are 4 sold properties selected within the radius of 3000.0m from the focus property. The lowest sale price is \$1,175,000 and the highest sale price is \$2,700,000 with a median sale price of \$2,067,500. Days listed ranges from 110 to 110 days with the average currently at 110 days for these selected properties.

30 PRODUCTION ST, SVENSSON HEIGHTS, QLD 4670

Distance from Property: 455m  -  -  12



Property Type: Industrial
Area: 4,000 m²
Area \$/m²: \$294
RPD: L232 CK2953

Features:

Sale Price: **\$1,175,000 (Normal Sale)**
Sale Date: 26/02/2021 Days to Sell: N/A
Last Price: O/A \$1.3 Mil or Lease Chg %: **-9.6%**
First Price: O/A \$1.3 Mil or Lease Chg %: **-9.6%**

27 CHARLIE TRIGGS CRES, THABEBAN, QLD 4670

Distance from Property: 2km  -  -  20



Property Type: Industrial
Area: 8,249 m²
Area \$/m²: \$313
RPD: L8 SP157729

Features:

Sale Price: **\$2,585,000 (Normal Sale)**
Sale Date: 20/07/2021 Days to Sell: N/A
Last Price: Chg %:
First Price: Chg %:

42 ENTERPRISE ST, SVENSSON HEIGHTS, QLD 4670

Distance from Property: 741m  -  -  -






Property Type: Industrial
Area: 5,348 m²
Area \$/m²: \$290
RPD: L12 SP164516

Features:

Sale Price: **\$1,550,000 (Extraordinary)**
Sale Date: 30/07/2021 Days to Sell: N/A
Last Price: Chg %:
First Price: Chg %:

9 CHARLIE TRIGGS CRES, THABEBAN, QLD 4670

Distance from Property: 1.7km  -  -  -



Property Type: Industrial
Area: 9,107 m²
Area \$/m²: \$296
RPD: L4 SP157729

Features:

Sale Price: **\$2,700,000 (Normal Sale)**
Sale Date: 09/02/2022 Days to Sell: 110 Days
Last Price: \$3,200,000 Chg %: **-12.1%**
First Price: \$3,800,000 Chg %: **-28.9%**

110 ENTERPRISE STREET OF, SVENSSON HEIGHTS, QLD 4670



Appraisal Price

This market analysis has been prepared on 27/06/2022 and all information given has been based on a current market analysis for the property listed above. Based on this, we believe this property to be estimated in the following range:

2,000,000 to 2,200,000

Contact your agent for further information:

Name: Ascot Homes
Mobile:
Office: Ascot Homes
Office Phone: 07 4152 9222
Email: alex@ascot.net.au