

712



19 October 2020

Robb & Rita Helder as trustees
c/- Unit 1, 11 Expansion Street
Molendinar
QLD 4212

Dear Robb & Rita,

**RE: OPINION OF LIKELY SALES PRICE AND RENTAL
UNIT 1, 11 EXPANSION STREET, MOLENDINAR**

We are pleased to assist you in appraising and offering our opinion of the current likely sales price and rental that may be achievable for the property referred to above.

Details of the property are as follows:

Address: Unit 1, 11 Expansion Street, Molendinar

Description: Lot 1 on SP141636

Area: 148m²

Comment: From general knowledge of the area and previous dealings with this unit I confirm the complex is of modern appearance and is of concrete tilt panel construction complemented with ample off street car parking. The unit has private amenities, high access roller door, glass door entry, painted finish, and high bay style lighting. A current day internal inspection of the property has not been conducted and current leases (if any) have not been considered.

Comparisons: Unit 11, 28 Expo Court (115m²) recently sold for \$300,000 (GST free)
Unit 3, 1 Distribution Ave recently leased for \$2,000 per month plus GST

After considering the above issues it is our opinion that the current likely value for the property would be around **\$360,000 plus GST** and likely rental would be around **\$2,000 per month plus GST**.

Yours faithfully
AIREY INDUSTRIAL

Shane Airey

SHANE AIREY BCom LREA

Note: Please note that the writer discloses that he is not a registered valuer, however he is conversant with Real Estate markets, trends and conditions for property in this area. Whilst every effort is made to ensure the accuracy of the above statement, the writer will not be held responsible for any inaccuracies.

A division of Airstrike Industrial Pty Ltd atf The ST Family Trust ABN: 79 626 051 496

Level 1, 46 Price Street, Nerang QLD 4211

PO Box 684, Nerang QLD 4211

Phone: (07) 55 021 939

Fax: (07) 55 021 801 Email: info@aireyindustrial.com.au

Website: www.aireyindustrial.com.au