

Dear Lindy,

Thank you for the opportunity to appraise your property at 30/8-14 St Jude Court, Browns Plains. Careful consideration has been taken to provide you with an appraisal for your property in today's market conditions.

To establish a market value, I have carefully considered the premises, size, location, along with current market conditions and similar properties recently sold or currently on the market. Please see the current comparable properties and the appraisal below:

#### RECENT COMPARABLE SALES

##### 38/8-14 St Jude Court, Browns Plains

Size: sqm	Sale Date	Sale Price: \$	Sale Price/sqm
149	22/02/2019	\$300,000+Gst	\$2,013/sqm
<b>Comment:</b> This property is comparable to subject in size and location, as well is permitted use attributes. It therefore gives the best guidance out of all the other properties			

##### 7/8-14 St Jude Court, Browns Plains

Size: sqm	Sale Date	Sale Price: \$	Sale Price/sqm
249sqm	24/01/2020	\$450,000	\$1,807/sqm
<b>Comment:</b> This property is fairly comparable with subject but superior due to larger floor area.			

#### CURRENTLY ON THE MARKET FOR SALE

##### 39/8-14 St Jude Court, Browns Plains

Size	Asking Price: \$	Asking Price/sqm
149sqm	\$330,000 + Gst	\$2,214.77
<b>Comment:</b> This property is comparable to subject in size and location, as well is permitted use attributes.		

##### 21/8-14 St Jude Court, Browns Plains

Size	Asking Price: \$	Asking Price/sqm
291sqm	\$650,000(GST n/a)	\$2,234/sqm
<b>Comment:</b> This property is superior to subject though located in the same complex, it is larger in floor area and its asking price is more on the retail side than industrial due to the better exposure that it has.		



Ray White Industrial M1 North **Phone: +61 403 906 514**

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Email: [m.moyo@rwsp.net](mailto:m.moyo@rwsp.net)

**4/79 Eastern Road, Browns Plains**

Size	Asking Price: \$	Asking Price/sqm
211sqm	\$328,000 +Gst	\$1,554.50/sqm
<b>Comment:</b> This property is located at the less busy side of Browns Plains industrial area; it is bigger in size than subject but it is fairly comparable to subject due to location and use attributes		

**2/10 Webber Road, Browns Plains**

Size	Asking Price: \$	Asking Price/sqm
219sqm	\$550,000+Gst	\$2,511.42/sqm
<b>Comment:</b> This property is superior to subject as it is located on the busier Webber Road, and is closer to the retail side of Browns Plains. It is also larger in size		

**Recommendation:** Should you wish to sell, you can put the property on the market for **\$300,000-\$330,000 + Gst** so that you can get the price of **\$280,000 - 290,000 + Gst**. To get the premium price for you I suggest we take it to auction for the upcoming Raywhite Auction Event on the 24<sup>th</sup> January 2021.

**Agent Fees/Commission**

I normally charge 3%+ Gst commission on sale price of the property.

**Marketing Fees**

Marketing will be discussed in detailed should you wish to proceed with listing the property exclusively for sale with us.

We can either do it the usual way of using private treaty or we can go for auction. Both these marketing options have varying costs, and it all depends on how much the landlord is willing to spend in order to get the best results.

Should you have any questions relating to the information contained within this appraisal, please do not hesitate to contact me on the details below. I look forward to working with you to achieve your real estate goals.

Yours Sincerely,



**Mmapula Moyo**



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