

Wrtw

0734228014.  
26/6/13

L. Russell  
Super Fund.

This is appraisal for  
Real Estate for Building 89 Victoria  
St St George. Hope this is what  
you require.

Regards,

Lieke Russell

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Joanne &amp; Horne

25<sup>th</sup> June 2013

L Russell Super Fund  
PO Box 428  
ST George QLD 4487

Dear Linelle

Regarding the potential sale value of your property at 89 Victoria St, St George QLD 4487.

**Property Description :** Lot 2 RP82093

**Land Area :** 2023 m2

**Land Use :** SHOP – SINGLE COMMERCIAL

**Property Description:** The building is a low set commercial building with retail/showroom area at the front with air conditioning, 2 flats, an office with air conditioning and 3 storage rooms – all on concrete flooring. The property is situated in the main business area of town, opposite supermarket & close to BP Service station.

Very few similar properties have sold in St George recently.

90 Victoria St – ex Hardware store – 2023 sq m with large, modern showroom, air conditioned with office, storage and back yard area. Sold 29/05/12 for \$588,500.

99 Victoria St – large shed now converted to Post Office – 1017 sqm. Sold 04/12/09 for \$297,000.

95 Victoria St – Residence on 3035 sqm – zoned commercial. Sold 13/12/09 for \$300,000.

117 Victoria St – 2 x commercial shopfronts – one with old 2 bedroom flat at back. Both air conditioned on slab. Listed for sale at \$250,000 and has sold privately for an undisclosed price.

Property Appraisal – Given the above information, I would estimate the building and land is worth in the range of \$480,000 to \$510,000.

If you have any further questions, please feel free to contact me at our office on 07 4625 3322.

Yours sincerely



Joanne Kellock  
Office Manager  
Leonard & Co Raine & Horne

**NB: This is not a Valuation but an Appraisal only. It should not be relied upon by the vendor, buyer or any other persons. If you require a Valuation, please contact a registered Valuer.**

Raine & Horne

25<sup>th</sup> June 2013

L Russell Super Fund  
PO Box 428  
ST George QLD 4487

Dear Linelle

Regarding the potential rental return on your property at 89 Victoria St, St George QLD 4487.

**Property Description :** Lot 2 RP82093

**Land Area :** 2023 m2

**Land Use :** SHOP – SINGLE COMMERCIAL

**Property Description:** The building is a low set commercial building with retail/showroom area at the front with air conditioning, 2 flats, an office with air conditioning and 3 storage rooms – all on concrete flooring. The property is situated in the main business area of town, opposite the supermarket & close to BP Service station.

There are very few similar properties available for rent in St George. However based on rent achieved by smaller commercial buildings, I would suggest that the premises would rent somewhere in the range of \$700 to \$750 per week.

If you have any further questions, please feel free to contact me at our office on 07 4625 3322.

Yours sincerely



Joanne Kellock  
Office Manager  
Leonard & Co Raine & Horne

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