

# COMPARATIVE MARKET ANALYSIS

11 AEROLINK DRIVE, TULLAMARINE, VIC 3043

PREPARED BY JOSEPH SASSINE, JASON REAL ESTATE COMMERCIAL



**JASON**



11 Aerolink Drive  
TULLAMARINE VIC 3043

Monday, 29 June 2020

Kevin Burrows  
11 Aerolink Drive  
TULLAMARINE VIC 3043

Re: Opinion of Market Worth  
Premises: 11 Aerolink Drive, TULLAMARINE VIC 3043

Pursuant to your request for an Opinion of Market Worth for the above property, I now wish to advise that I have carried an inspection and report as follows: -

After due consideration, it is my opinion that a fair and conservative value at today's market would be around \$ 2,000,000, if offered for sale on normal terms and conditions.

We confirm that this opinion of market value has been prepared solely for the information of the client not for any third party. Although every care has been taken in arriving at this figure, we stress that this is an opinion of value and not to be taken as a sworn valuation.

Assuring you of our courteous attention at all times

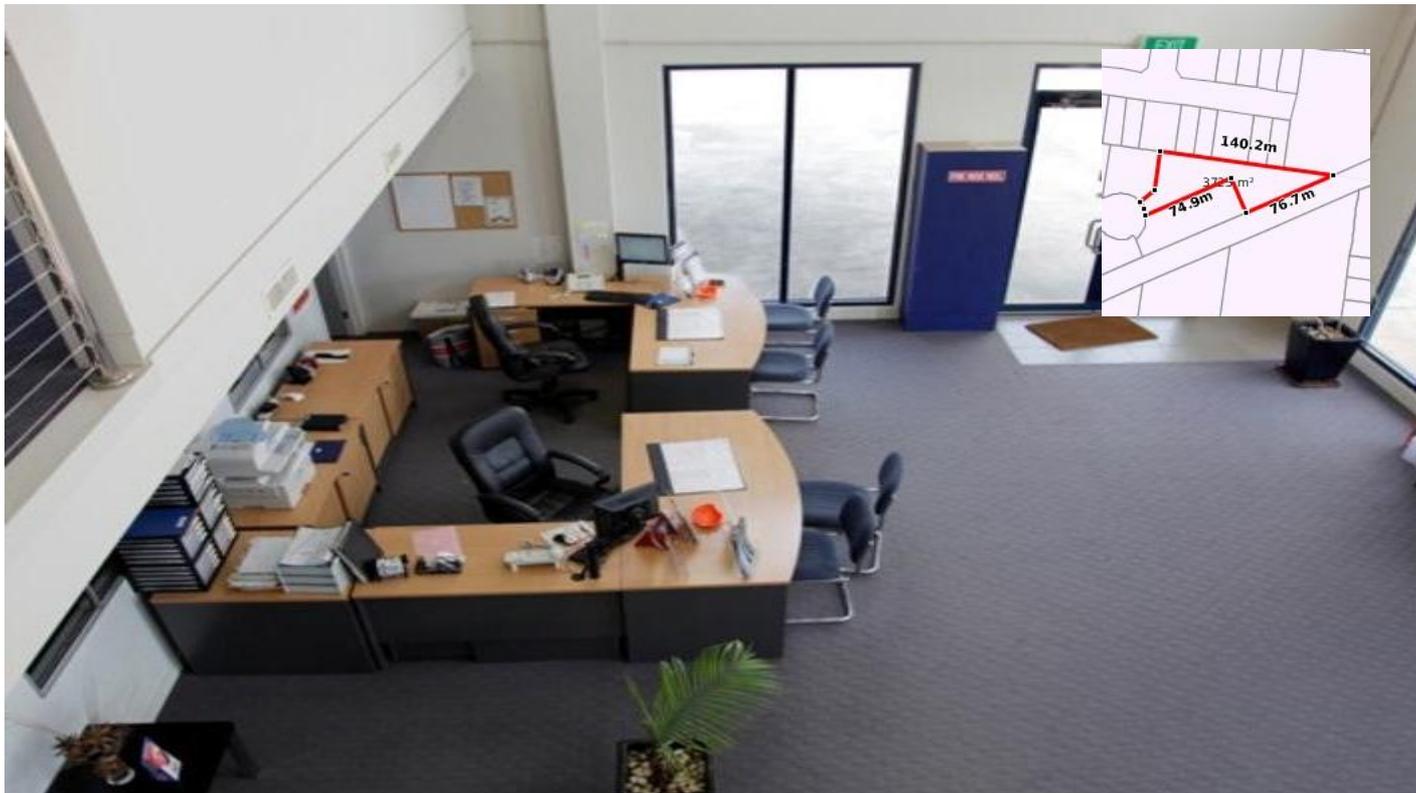
Yours Faithfully,  
JASON REAL ESTATE COMMERCIAL PTY LTD

Joseph R. Sassine  
LICENSED ESTATE AGENT

Due to the Privacy Act, the above information has been authorized and prepared by the approved person/persons whom this information related to or has an interest with the said information. Jason Real Estate Commercial Pty Ltd is not responsible for any third party involvement in this document.

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## 11 AEROLINK DRIVE, TULLAMARINE, VIC 3043



### Owner Details

Owner Name(s): THE PROPRIETORS

Owner Address: N/A

Phone(s):

Owner Type:

Owner Occupied

### Property Details



Property Type: Commercial - N/A

RPD: 12//PS446774 (10901117)

Land Use: 014

Zoning

Council: HUME CITY

Features:

Area: 3,725 m<sup>2</sup> (779 m<sup>2</sup>)

Area \$/m<sup>2</sup>: ()

Water/Sewerage:

Property ID: 25328913 /

UBD Ref: UBD Ref: 190 R7

### Sales History

Sale Amount: Sale Date: Vendor:

\$ 0 30/11/2019 CARRICK; COOKE; CARRICK

Area:

2,854 m<sup>2</sup>

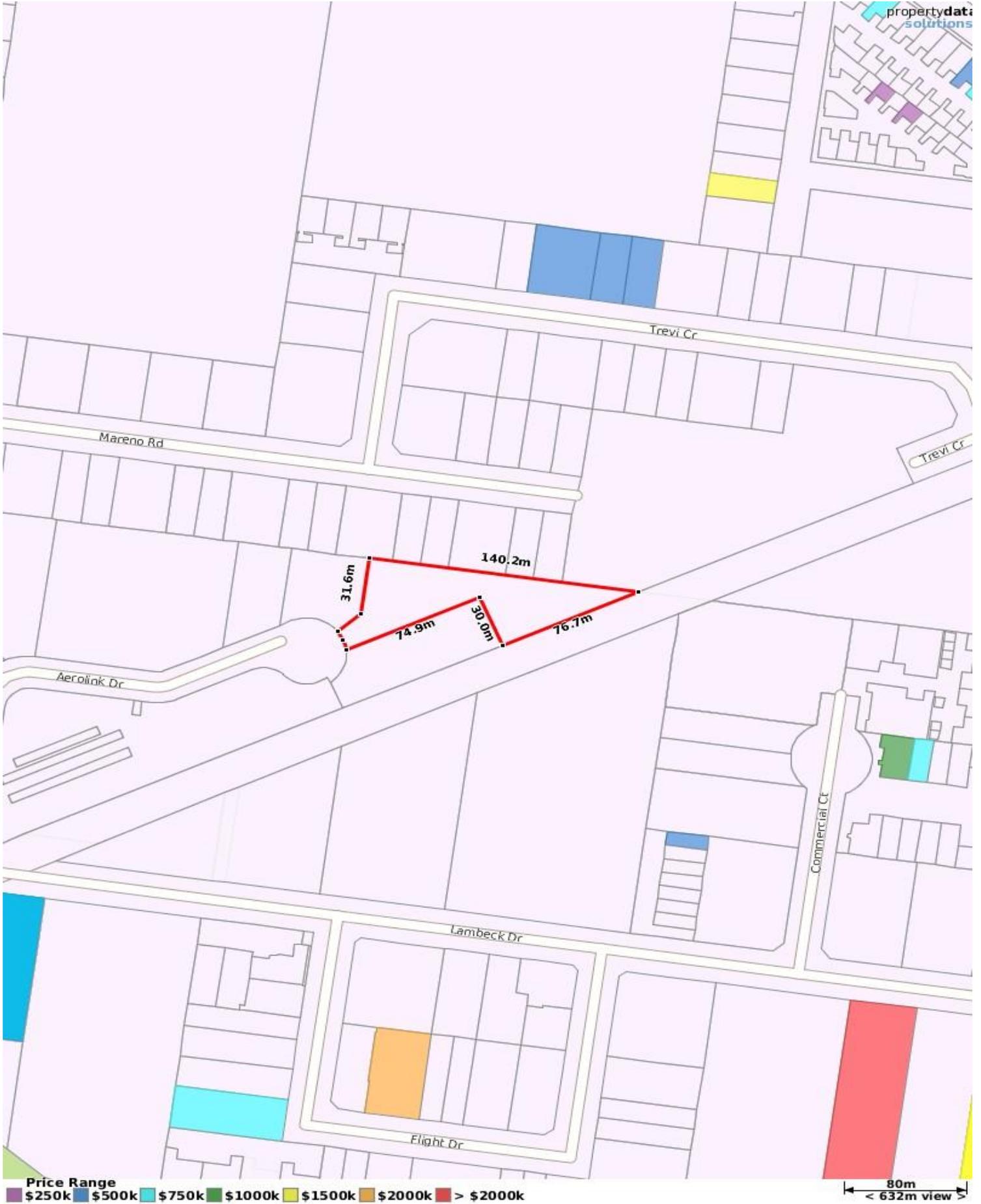
Sale Type:

Normal Sale

Related:

No

## Nearby Sold Properties (Price Range)

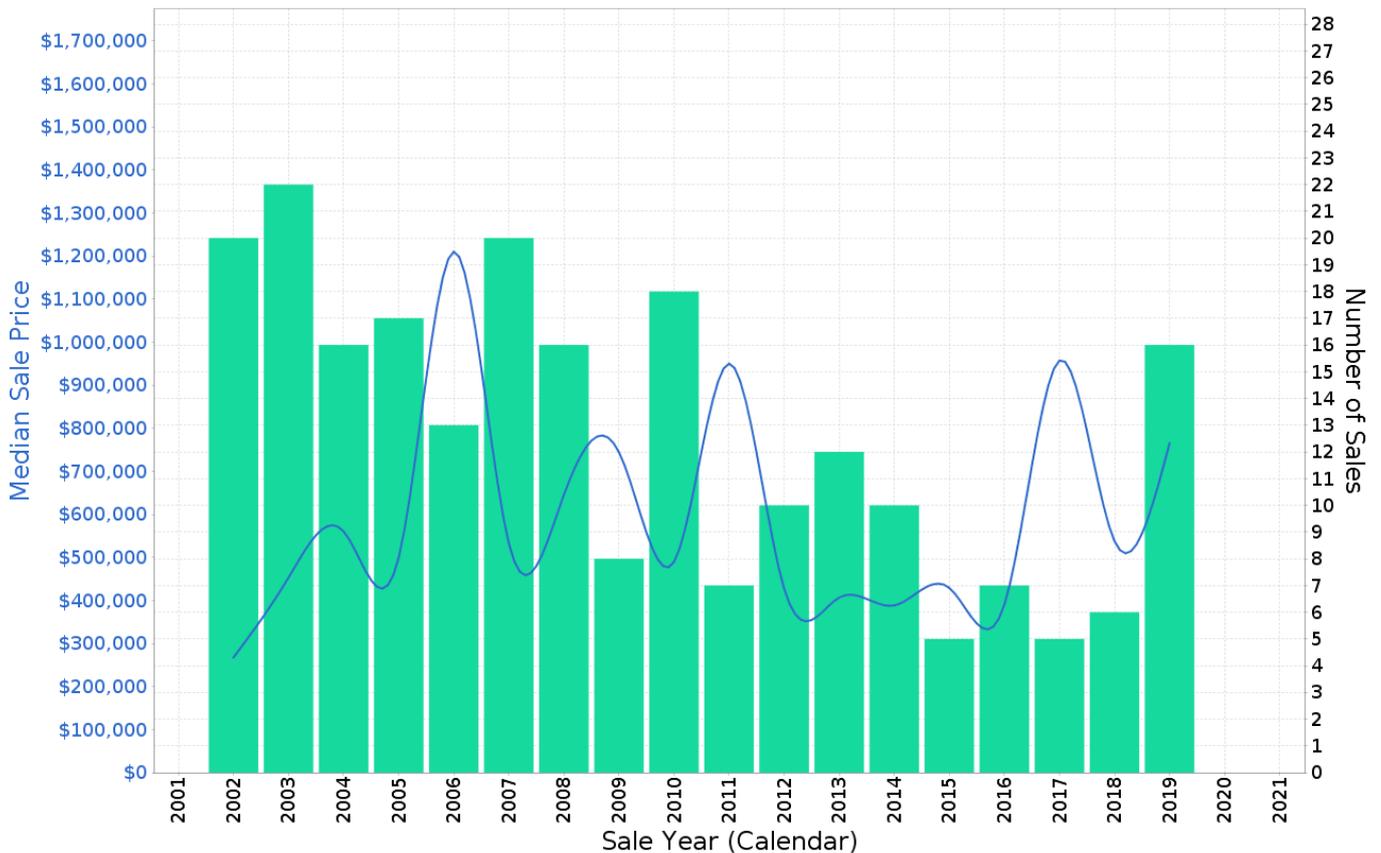


## Nearby Sold Properties (Sale Date)

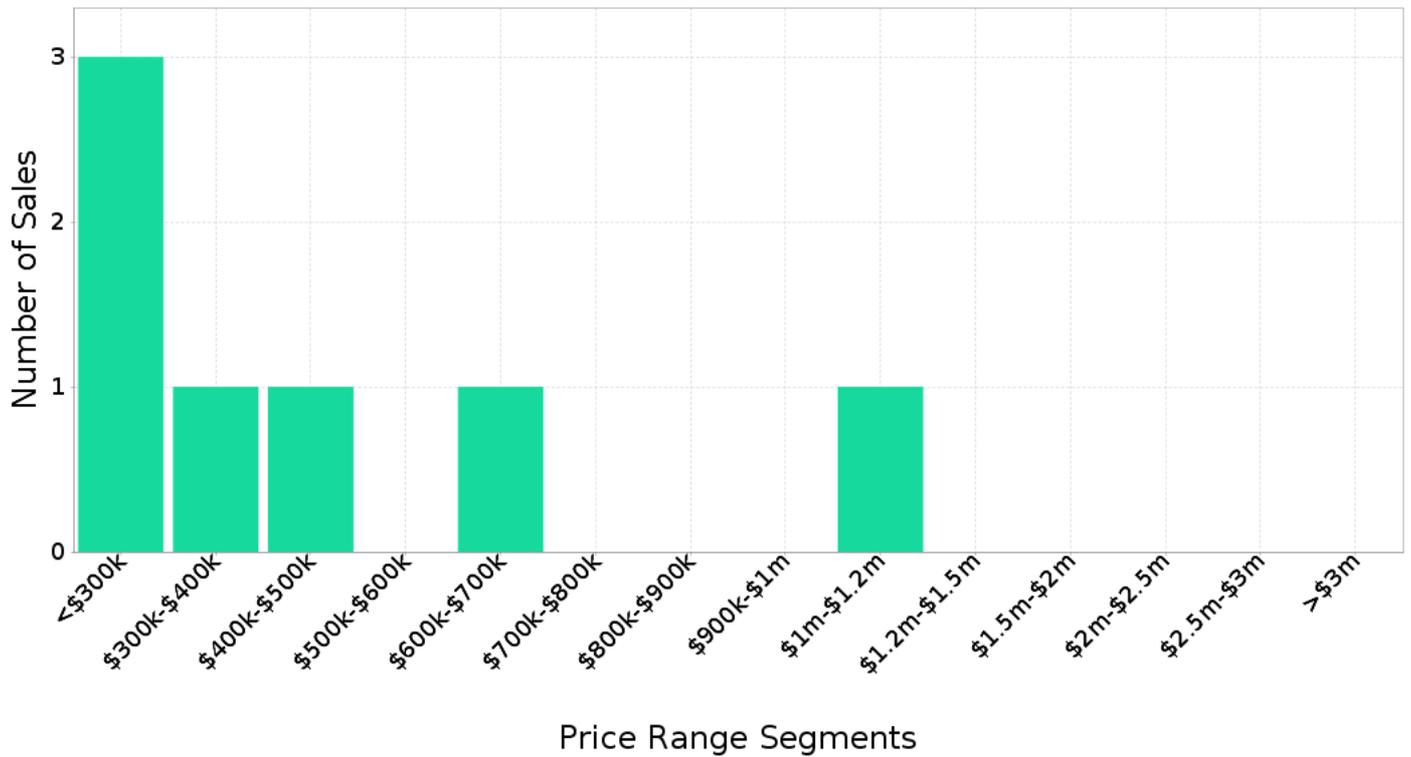


## Sales & Growth Chart (Commercial)

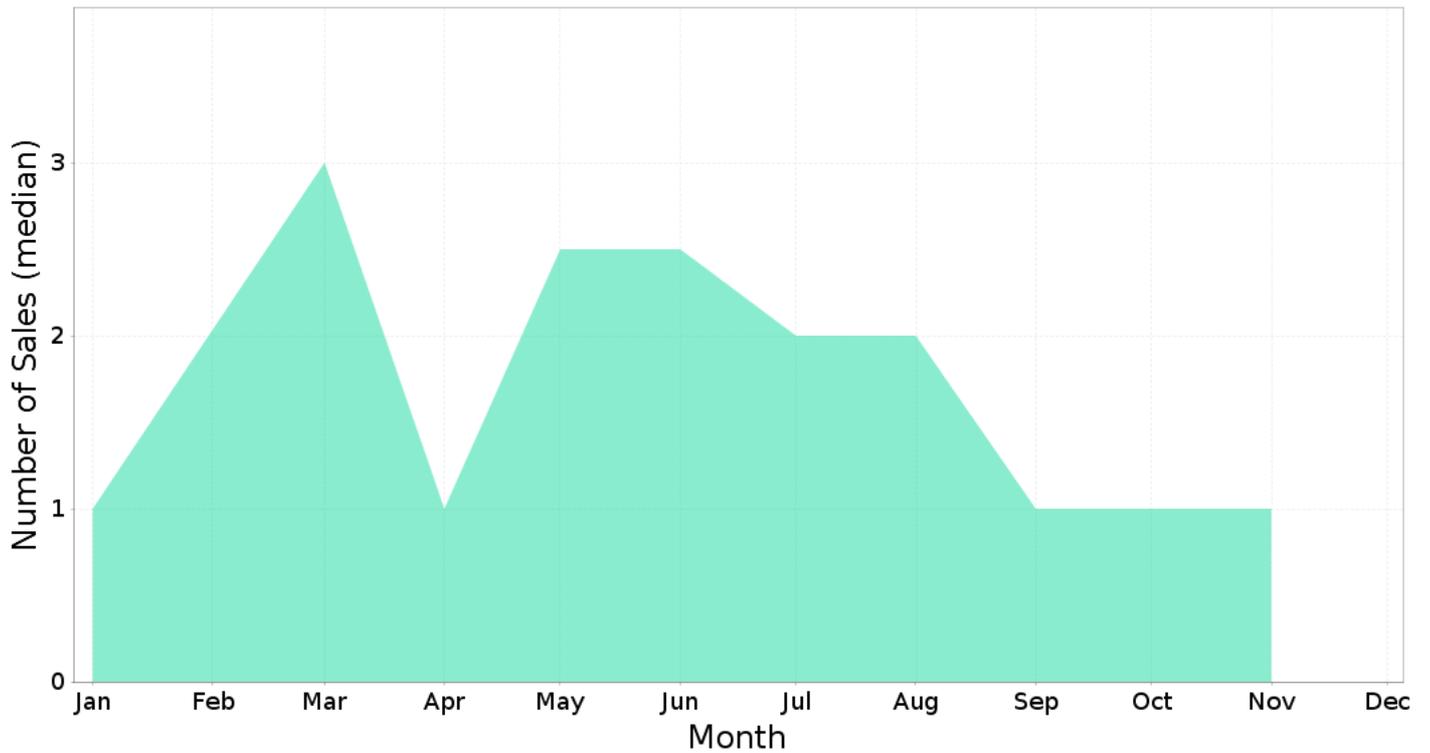
| Year | No. of Sales | Average      | Median       | Growth  | Low        | High         |
|------|--------------|--------------|--------------|---------|------------|--------------|
| 2002 | 20           | \$ 620,177   | \$ 267,500   |         | \$ 106,000 | \$ 2,725,000 |
| 2003 | 22           | \$ 969,881   | \$ 453,000   | 69.3 %  | \$ 162,500 | \$ 5,050,000 |
| 2004 | 16           | \$ 1,110,500 | \$ 560,000   | 23.6 %  | \$ 220,000 | \$ 8,500,000 |
| 2005 | 17           | \$ 496,265   | \$ 500,000   | -10.7 % | \$ 165,000 | \$ 1,150,000 |
| 2006 | 13           | \$ 1,739,574 | \$ 1,210,000 | 142.0 % | \$ 528,000 | \$ 7,875,000 |
| 2007 | 20           | \$ 1,248,106 | \$ 532,500   | -56.0 % | \$ 225,000 | \$ 5,170,000 |
| 2008 | 16           | \$ 1,403,443 | \$ 645,000   | 21.1 %  | \$ 145,000 | \$ 5,756,450 |
| 2009 | 8            | \$ 1,630,322 | \$ 743,940   | 15.3 %  | \$ 340,000 | \$ 8,800,000 |
| 2010 | 18           | \$ 636,466   | \$ 489,500   | -34.2 % | \$ 22,000  | \$ 2,997,500 |
| 2011 | 7            | \$ 1,047,107 | \$ 950,000   | 94.1 %  | \$ 217,250 | \$ 2,270,000 |
| 2012 | 10           | \$ 657,644   | \$ 426,875   | -55.1 % | \$ 176,000 | \$ 1,457,500 |
| 2013 | 12           | \$ 689,486   | \$ 406,666   | -4.7 %  | \$ 210,000 | \$ 3,625,000 |
| 2014 | 10           | \$ 466,450   | \$ 388,250   | -4.5 %  | \$ 215,000 | \$ 740,000   |
| 2015 | 5            | \$ 886,020   | \$ 429,000   | 10.5 %  | \$ 247,500 | \$ 2,900,000 |
| 2016 | 7            | \$ 472,371   | \$ 390,000   | -9.1 %  | \$ 255,000 | \$ 1,100,000 |
| 2017 | 5            | \$ 1,188,100 | \$ 957,000   | 145.4 % | \$ 341,000 | \$ 2,695,000 |
| 2018 | 6            | \$ 714,833   | \$ 537,500   | -43.8 % | \$ 42,000  | \$ 1,890,000 |
| 2019 | 16           | \$ 1,058,562 | \$ 765,000   | 42.3 %  | \$ 520,000 | \$ 2,266,000 |
| 2020 | 0            |              |              |         |            |              |



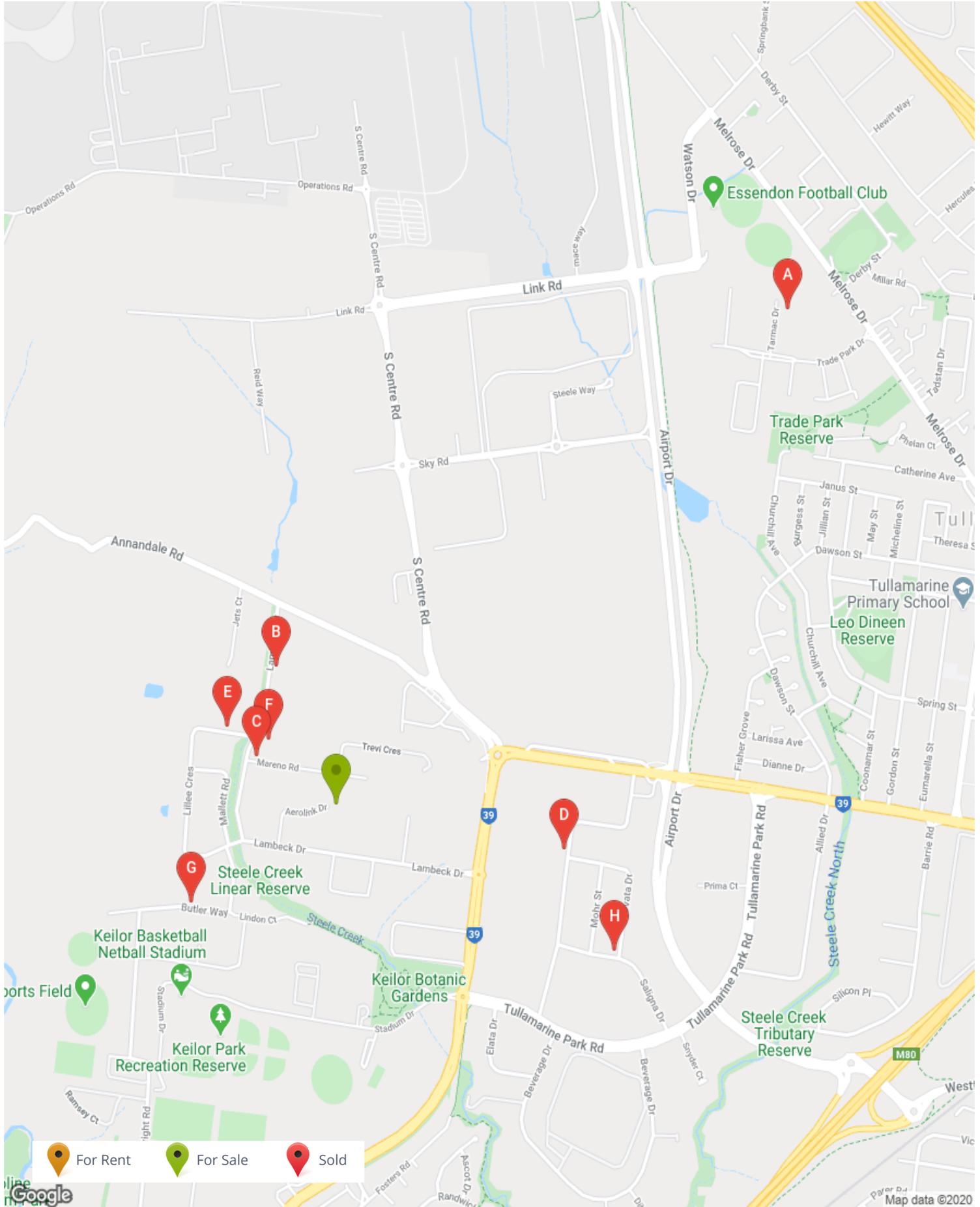
## Price Segmentation



## Peak Selling Periods



## Comparable Properties Map



## Nearby Comparable Sold Properties

There are 8 sold properties selected within the radius of 1000.0m from the focus property. The lowest sale price is \$1,150,000 and the highest sale price is \$2,266,000 with a median sale price of \$1,501,500. Days listed ranges from 14 to 49 days with the average currently at 36 days for these selected properties.

### 7 TARMAC DR, TULLAMARINE, VIC 3043

UBD Ref: Melbourne - 191 F1  
Distance from Property: 2.2km  -  -  -



Property Type: Commercial  
Area: 1,865 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$1,135  
RPD: 17//CS1582

Sale Price: **\$2,117,500 (Normal Sale)**  
Sale Date: 14/11/2019 Days to Sell: **49 Days**  
Last Price: Contact Agent Chg %:  
First Price: Contact Agent Chg %:

Features:



### 19 LAMBECK DR, TULLAMARINE, VIC 3043

UBD Ref: Melbourne - 190 Q6  
Distance from Property: 486m  -  -  -



Property Type: Industrial  
Area: 1,150 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$1,043  
RPD: 10//PS410997

Sale Price: **\$1,200,000 (Normal Sale)**  
Sale Date: 20/03/2019 Days to Sell: **N/A**  
Last Price: Chg %:  
First Price: Chg %:

Features:



### 1 MARENO RD, TULLAMARINE, VIC 3043

UBD Ref: Melbourne - 190 P7  
Distance from Property: 314m  1  1  -



Property Type: Commercial  
Area: 1,517 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$758  
RPD: 20//PS420701

Sale Price: **\$1,150,000 (Normal Sale)**  
Sale Date: 08/04/2019 Days to Sell: **45 Days**  
Last Price: \$1,300,000 plus GST Chg %: **-11.5%**  
First Price: \$1,300,000 plus GST Chg %: **-11.5%**

Features:



### 41 ASSEMBLY DR, TULLAMARINE, VIC 3043

UBD Ref: Melbourne - 191 C8  
Distance from Property: 802m  -  -  -



Property Type: Commercial  
Area: 2,239 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$1,012  
RPD: //CP163477

Sale Price: **\$2,266,000 (Normal Sale)**  
Sale Date: 05/07/2019 Days to Sell: **N/A**  
Last Price: Chg %:  
First Price: Chg %:

Features:



### 10 LILLEE CRES, TULLAMARINE, VIC 3043

UBD Ref: Melbourne - 190 P6  
Distance from Property: 448m  -  -  15



Property Type: Industrial  
Area: 1,200 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$1,375  
RPD: 37//PS433273

Sale Price: **\$1,650,000 (Normal Sale)**  
Sale Date: 01/08/2019 Days to Sell: **N/A**  
Last Price: Chg %:  
First Price: Chg %:

Features:



## 41 LAMBECK DR, TULLAMARINE, VIC 3043

UBD Ref: Melbourne - 190 Q7  
Distance from Property: 311m



Property Type: Industrial  
Area: 1,374 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$1,259  
RPD: 19//PS420701

Features:

Sale Price: **\$1,730,000 (Normal Sale)**  
Sale Date: 06/12/2019 Days to Sell: **N/A**  
Last Price: Chg %:  
First Price: Chg %:



## 35 BUTLER WAY, TULLAMARINE, VIC 3043

UBD Ref: Melbourne - 190 N9  
Distance from Property: 590m



Property Type: Industrial  
Area: 893 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$1,501  
RPD: 3//PS618574

Features:

Sale Price: **\$1,340,000 (Normal Sale)**  
Sale Date: 21/01/2020 Days to Sell: **N/A**  
Last Price: Chg %:  
First Price: Chg %:



## 1 OVATA DR, TULLAMARINE, VIC 3043

UBD Ref: Melbourne - 191 C9  
Distance from Property: 1.1km



Property Type: Industrial  
Area: 1,074 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$1,260  
RPD: 46//LP214461

Features:

Sale Price: **\$1,353,000 (Normal Sale)**  
Sale Date: 27/02/2020 Days to Sell: **14 Days**  
Last Price: Please contact agent Chg %:  
First Price: Please contact agent Chg %:



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## Appraisal Price

This market analysis has been prepared on 29/06/2020 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**

### Contact your agent for further information:

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