



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

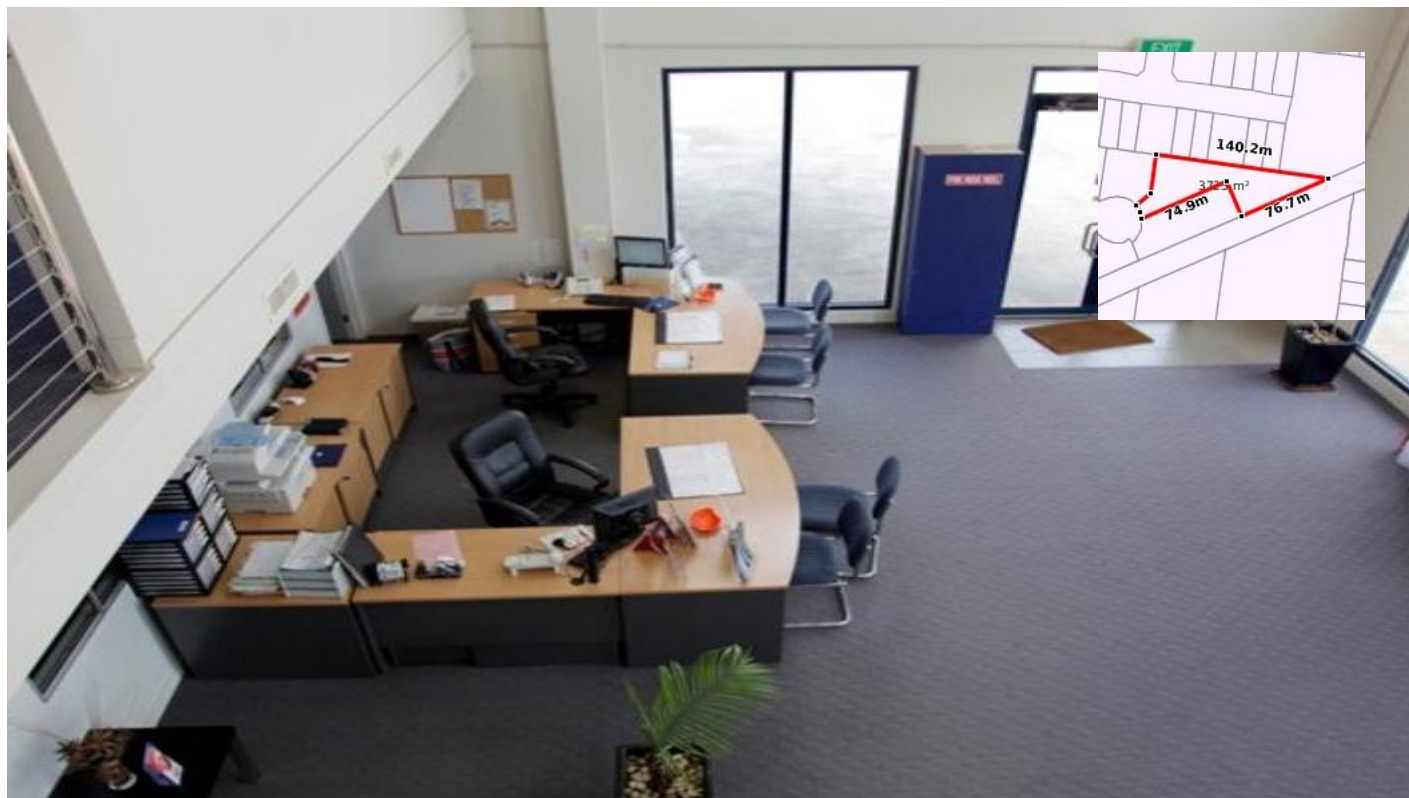
Yours Faithfully,
JASON REAL ESTATE COMMERCIAL PTY LTD

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.

Joseph Sassine
Jason Real Estate Commercial
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Email: joseph@jasonrealestate.com.au

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 m² (779 m²)

Area \$/m²: ()

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 m²

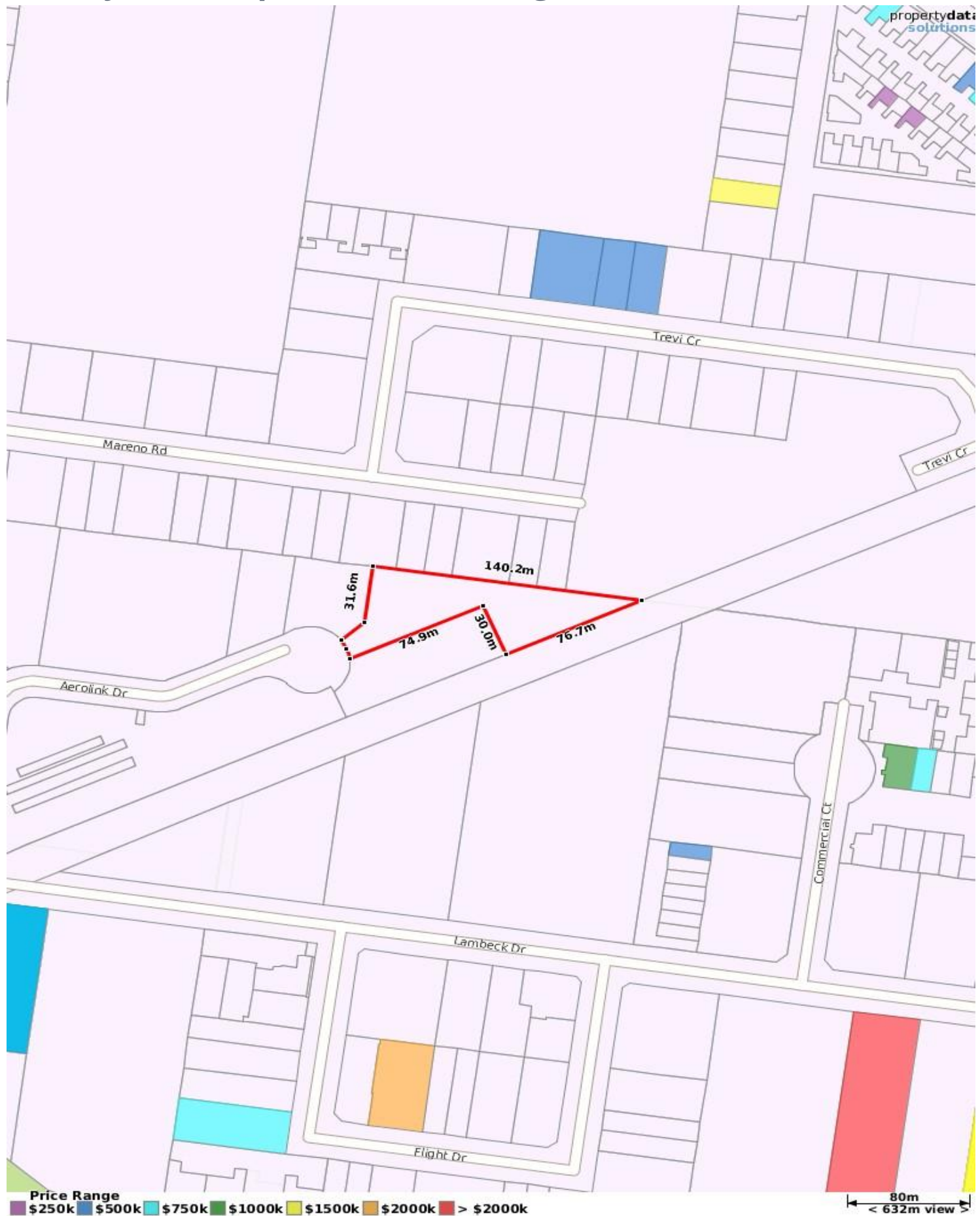
Sale Type:

Normal Sale

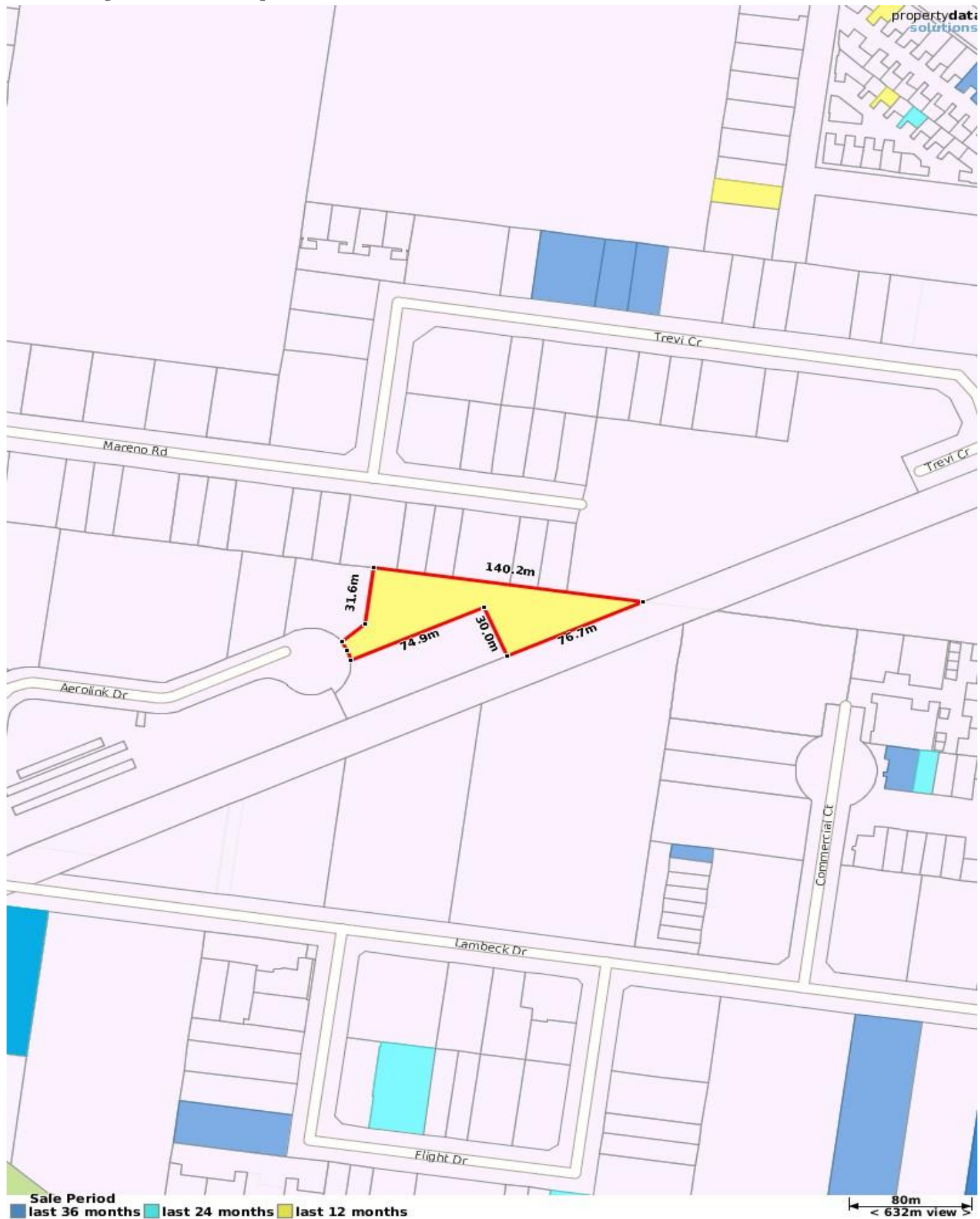
Related:

No

Nearby Sold Properties (Price Range)

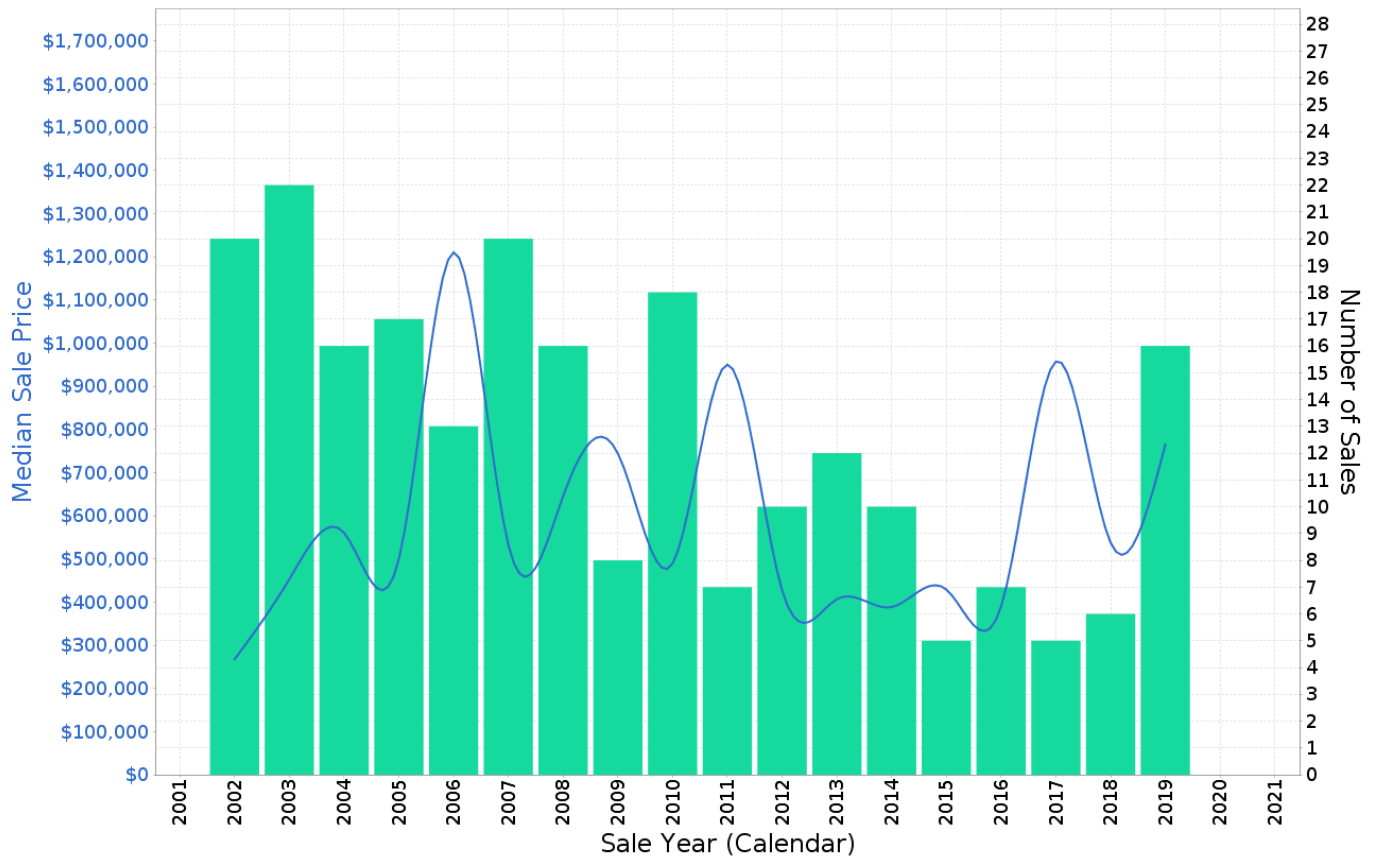


Nearby Sold Properties (Sale Date)



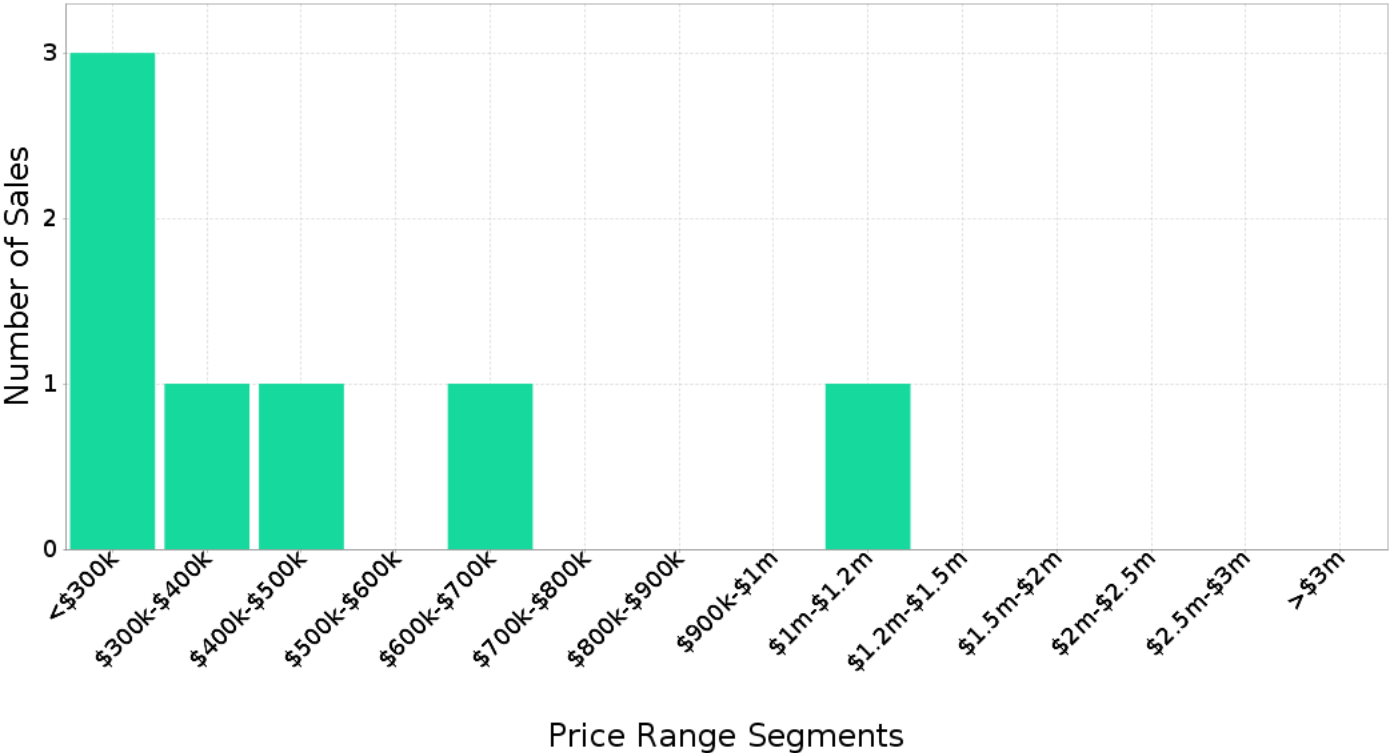
Sales & Growth Chart (Commercial)

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					

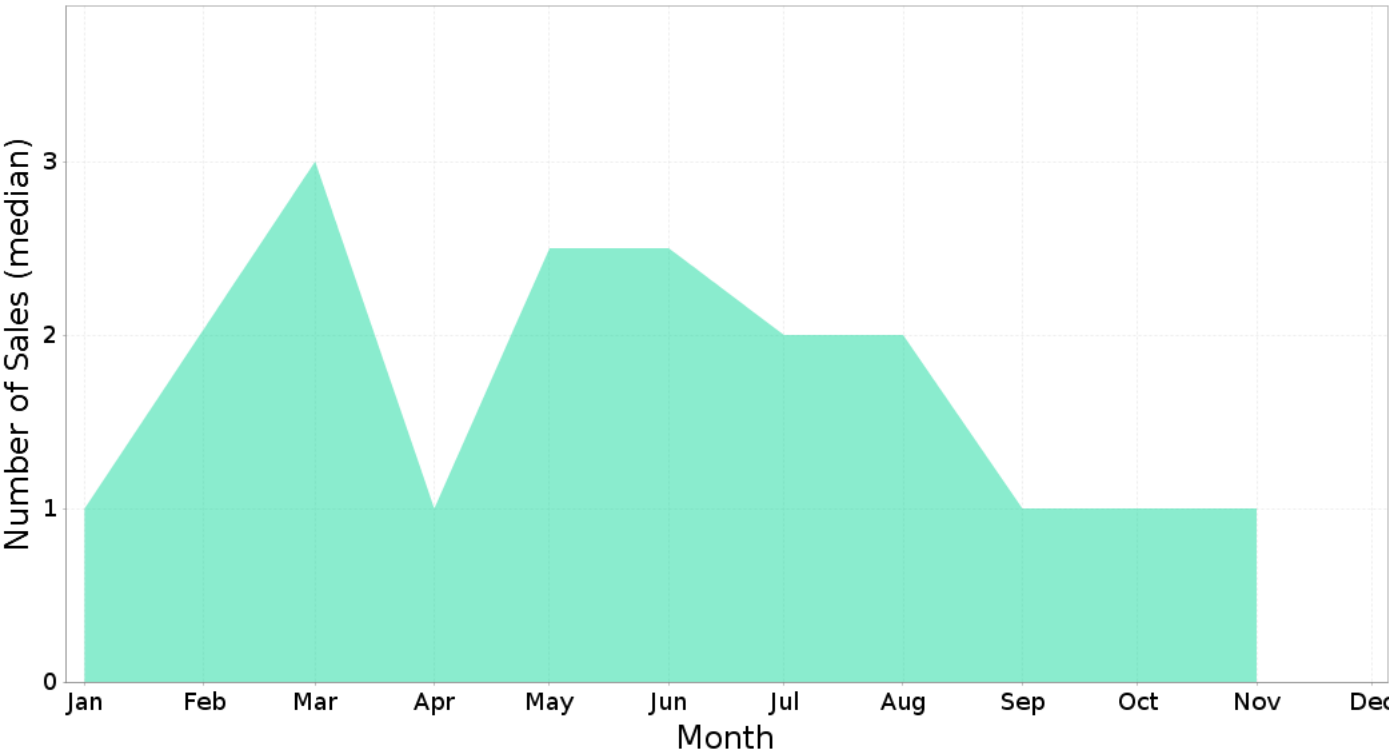




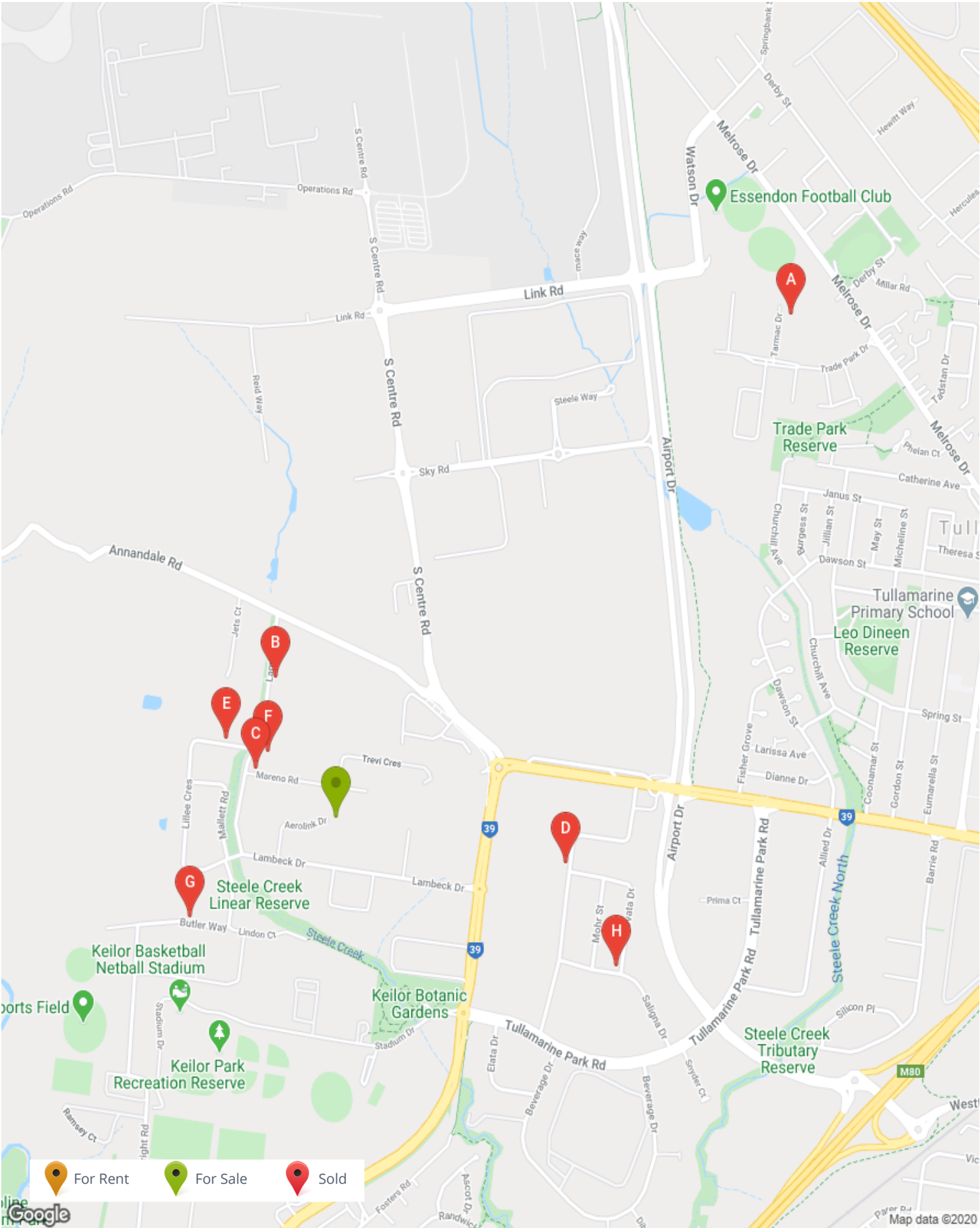
Price Segmentation



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



Property Type: Commercial
Area: 1,865 m²
Area \$/m²: \$1,135
RPD: 17//CS1582

Features:

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



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 %:



19 LAMBECK DR, TULLAMARINE, VIC 3043



Property Type: Industrial
Area: 1,150 m²
Area \$/m²: \$1,043
RPD: 10//PS410997

Features:

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



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



1 MARENO RD, TULLAMARINE, VIC 3043



Property Type: Commercial
Area: 1,517 m²
Area \$/m²: \$758
RPD: 20//PS420701

Features:

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



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1



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%**



41 ASSEMBLY DR, TULLAMARINE, VIC 3043



Property Type: Commercial
Area: 2,239 m²
Area \$/m²: \$1,012
RPD: //CP163477

Features:

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



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



10 LILLEE CRES, TULLAMARINE, VIC 3043



Property Type: Industrial
Area: 1,200 m²
Area \$/m²: \$1,375
RPD: 37//PS433273

Features:

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



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



41 LAMBECK DR, TULLAMARINE, VIC 3043



Property Type: Industrial
Area: 1,374 m²
Area \$/m²: \$1,259
RPD: 19//PS420701

Features:

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

2 - -

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



Property Type: Industrial
Area: 893 m²
Area \$/m²: \$1,501
RPD: 3//PS618574

Features:

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

- - -

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



Property Type: Industrial
Area: 1,074 m²
Area \$/m²: \$1,260
RPD: 46//LP214461

Features:

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

- - 12

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 %:



11 AEROLINK DRIVE, TULLAMARINE, VIC 3043



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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