

CURRENT TITLE SEARCH  
QUEENSLAND TITLES REGISTRY PTY LTD

Request No: 44945690  
Search Date: 04/07/2023 14:40

Title Reference: 50672455  
Date Created: 10/07/2007

Previous Title: 50348212

REGISTERED OWNER

Dealing No: 719555967 08/08/2019

20-21/121 KERRY ROAD PTY LTD A.C.N. 632 386 700 **LRBA docs at L2b**  
TRUSTEE  
UNDER INSTRUMENT 719555967

ESTATE AND LAND

Estate in Fee Simple

LOT 21 SURVEY PLAN 195329  
Local Government: BRISBANE CITY  
COMMUNITY MANAGEMENT STATEMENT 25504

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by  
Conveyance No. 601331623 (J658310W) (POR 21)

ADMINISTRATIVE ADVICES - NIL  
UNREGISTERED DEALINGS - NIL

\*\* End of Current Title Search \*\*

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Requested By: D-ENQ GLOBALX

18/09/23

RWC CSR  
 148 Turton Street  
 Sunnybank, QLD 4109  
 www.raywhitecommercialcsr.com  
 07 3319 2088

**RE: Property Sales Appraisal for 21/121 Kerry Road, Archerfield 4108**

Thank you for extending the invitation to appraise your property. We are pleased to provide you with this appraisal report, which has been meticulously prepared based on current market conditions and our in-depth understanding of the local property market.

**Property Details**

Owners Name(s): 20-21/121 Kerry Road Pty Ltd (TTE)

Address: 21/121 Kerry Road, Archerfield

RPD: L21 SP 195329

Net Lettable Area (NLA): 229<sup>2</sup>

**Comparable Properties Analysis**

We have conducted a thorough analysis of comparable properties in the area, both sold and currently on the market, to establish a likely selling range.

ADDRESS	SALE	DATE	NLA SQM	NET \$/SQM
3/40 Boyland Avenue, Coopers Plains	\$755,000	Dec 2022	256m <sup>2</sup>	\$2,949
7/47 Overlord Place, Acacia Ridge	\$1,250,000	Aug 2023	455m <sup>2</sup>	\$2,747
14/37 Mortimer Road, Acacia Ridge	\$781,000	Apr 2023	264m <sup>2</sup>	\$2,958

**Appraisal Summary**

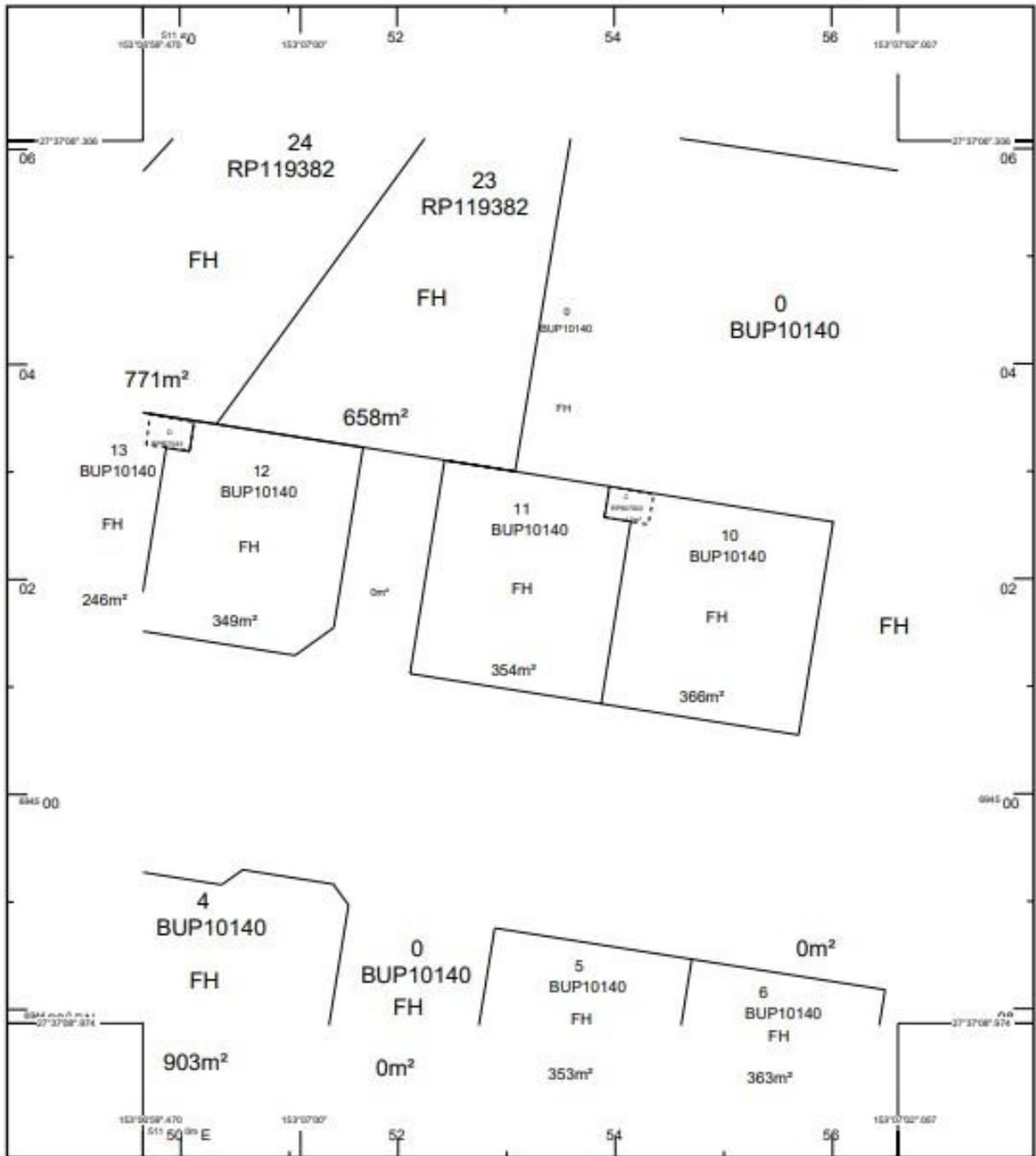
Given the Net Lettable Area of 229m<sup>2</sup>, we believe a reasonable market rate would fall between \$2,750/m<sup>2</sup> and \$3,000/m<sup>2</sup>.

Based on our assessment, a likely selling range is between  
**\$629,750 to \$687,000**

Thank you once again for considering RWC CSR for your property appraisal needs. We greatly appreciate the opportunity and are eager to assist you further.

Yours sincerely,

Mukhtaar Hashim  
 Commercial Sales and Leasing Agent  
 RWC CSR  
 M: 0433 364 786



STANDARD MAP NUMBER  
9542-44222



**SUBJECT PARCEL DESCRIPTION**

DCDB  
 Lot/Plan: 11-BUP10140  
 Area/Volume: 354m²  
 Tenure: FREEHOLD  
 Local Government: LOGAN CITY  
 Locality: UNDERWOOD  
 Segment/Parcel: 4133522

**CLIENT SERVICE STANDARDS**

PRINTED: 30/08/2023  
 DCDB: 29/08/2023

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**SmartMap**

An External Product of SmartMap Information Services  
 Based upon an extraction from the Digital Cadastral Data Base



**Queensland Government**  
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12/10/23

RWC CSR  
 148 Turton Street  
 Sunnybank, QLD 4109  
 www.raywhitecommercialcsr.com  
 07 3319 2088

**RE: Property Lease Appraisal for 21/121 Kerry Road, Archerfield 4108**

Thank you for extending the invitation to appraise your property. We are pleased to provide you with this appraisal report, which has been meticulously prepared based on current market conditions and our in-depth understanding of the local property market.

**Property Details**

Owners Name(s): 20-21/121 Kerry Road Pty Ltd (TTE)  
 Address: 21/121 Kerry Road, Archerfield  
 RPD: L21 SP 195329  
 Net Lettable Area (NLA): 229<sup>2</sup>

**Comparable Properties Analysis**

We have conducted a thorough analysis of comparable properties in the area to establish a likely lease range.

ADDRESS	Price p.a	DATE	NLA SQM	NET \$/SQM
2/22 Success Street Acacia Ridge	\$46,980	Sep 2023	290m2	\$162
4/37 Mortimer Road, Acacia Ridge	\$48,500	Oct 2023	320m2	\$151
7/1645 Ipswich Road, Rocklea	\$45,000	Oct 2023	351m2	\$128

**Appraisal Summary**

Given the Net Lettable Area of 229m<sup>2</sup>, we believe a reasonable market rate would fall between \$163/m<sup>2</sup> and \$190/m<sup>2</sup>.

**Based on our assessment, a likely selling range is between  
 \$37,400 to \$43,510 p.a**

Thank you once again for considering RWC CSR for your property appraisal needs. We greatly appreciate the opportunity and are eager to assist you further.

Yours sincerely,

Mukhtaar Hashim  
 Commercial Sales and Leasing Agent  
 RWC CSR  
 M: 0433 364 786