



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
TRUSTEE
UNDER INSTRUMENT 719555967

LRBA docs at L2b

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): 229²

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	256m2	\$2,949
7/47 Overlord Place, Acacia Ridge	\$1,250,000	Aug 2023	455m2	\$2,747
14/37 Mortimer Road, Acacia Ridge	\$781,000	Apr 2023	264m2	\$2,958

Appraisal Summary

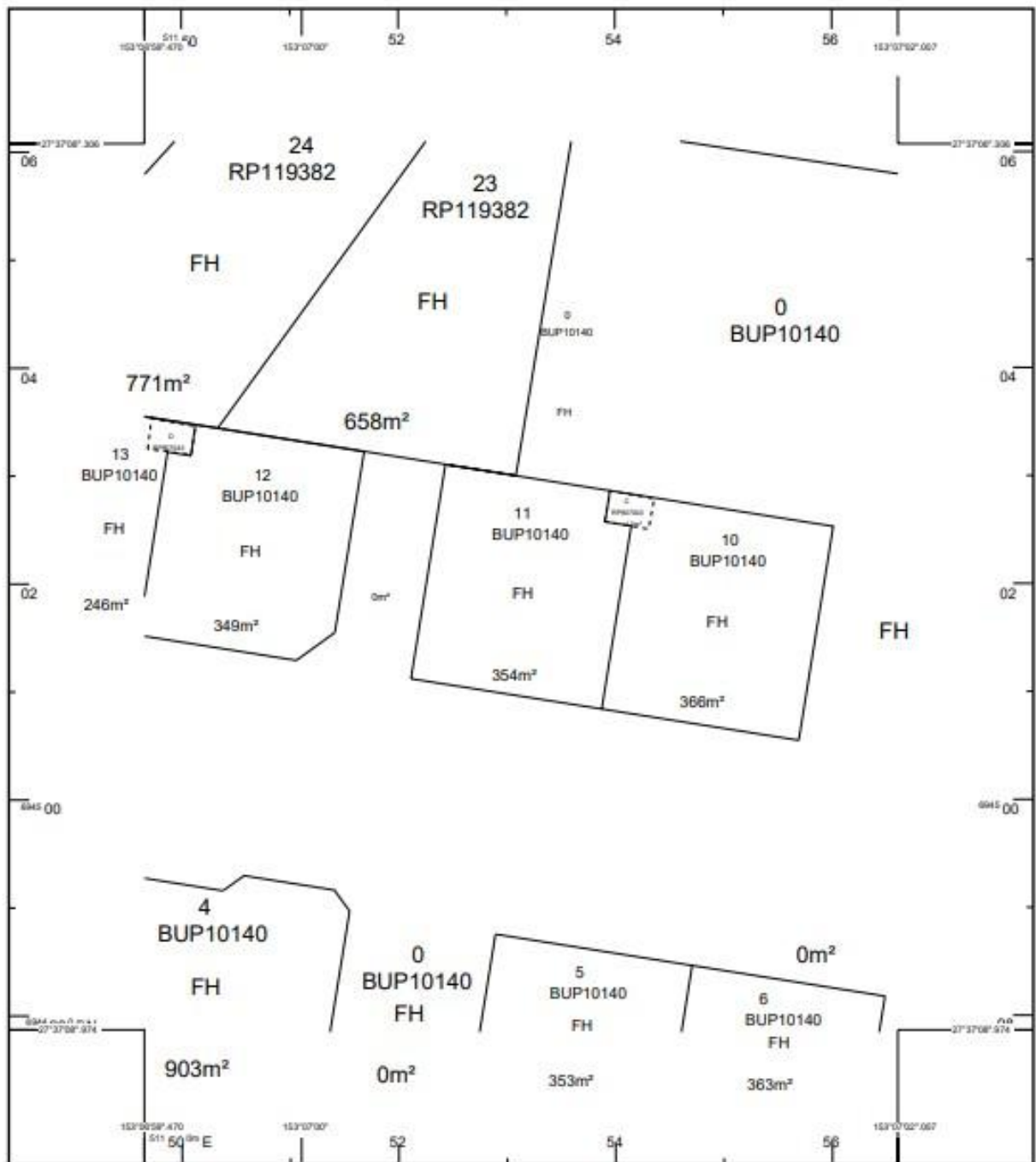
Given the Net Lettable Area of 229m², we believe a reasonable market rate would fall between \$2,750/m² and \$3,000/m².

**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

MAP WINDOW POSITION &
NEAREST LOCATION



SUBJECT PARCEL DESCRIPTION

DCDB
Lot/Plan 11-BUP10140
Area/Volume 354m²
Tenure FREEHOLD
Local Government LOGAN CITY
Locality UNDERWOOD
Segment/Parcel 4133523

CLIENT SERVICE STANDARDS

PRINTED 30/08/2023

DCDB 29/08/2023

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SmartMap

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Based upon an extraction from the
Digital Cadastral Data Base



**Queensland
Government**

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(Department of Resources) 2023.

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): 229²

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 229m², we believe a reasonable market rate would fall between \$163/m² and \$190/m².

**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