



RayWhite

MARKET APPRAISAL

4/72 RIVERSIDE PLACE MORNINGSIDE

Prepared for Mr. Joe Dias
By Ray White Industrial Milton
July 2019



THE PROPERTY

Thank you for the opportunity to present this appraisal for 4/72 Riverside Place, Morningside. Following is our opinion on its current market value.

ADDRESS	4/72 Riverside Place, Morningside
TOTAL BUILDING AREA	222m ²
WAREHOUSE AREA	130m ²
OFFICE AREA	92m ²
KEY FEATURES	<ul style="list-style-type: none">• Strata titled unit• Loacted in a moderately sized industrial complex• Concrete tilt panel construction• Metal clad roofing• Sound quality office

COMPARATIVE SALES EVIDENCE

PROPERTY ADDRESS	DATE	BUILDING AREA	PRICE	\$/M ²
3/47 Steel Place, Morningside	April 2019	173m ²	\$450,000	\$2,601
1/72 Riverside Place, Morningside	June 2016	180m ²	\$425,000	\$2,361
3/51 Riverside Place, Morningside	December 2017	260m ²	\$550,000	\$2,115

SUMMARY

Based on the provided comparable sales and current market conditions, we believe we believe the property located at 4/72 Riverside Place, Morningside may achieve a price within the following sales range if placed on the open market:

\$470,000 - \$580,000 average = \$525,000.00

Please note that this is an appraisal based on our opinion of the market value and not an official valuation. If you require a valuation we would be than happy to put you in contact with a registered valuer.

If you wish to discuss a marketing strategy to achieve the best outcome for the proposed leasing of the property we will be happy to arrange a suitable time to discuss in more detail.

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CURRENT TITLE SEARCH
QUEENSLAND TITLES REGISTRY PTY LTD

Request No: 41619793
Search Date: 08/07/2022 11:21

Title Reference: 50123066
Date Created: 01/05/1996

Previous Title: 18082026

REGISTERED OWNER

Dealing No: 704689416 05/04/2001

JOSE MANUEL DOS SANTOS ANNETTE KAREN DIAS UNDER INSTRUMENT 704689416	TRUSTEE
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LOT 4	BUILDING UNIT PLAN 104193 Local Government: BRISBANE CITY COMMUNITY MANAGEMENT STATEMENT 16118
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EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 19557090 (ALLOT 25)

ADMINISTRATIVE ADVICES - NIL
UNREGISTERED DEALINGS - NIL

** End of Current Title Search **

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Requested By: D-ENQ GLOBALX