

69 Bristol Road

Kedron Qld 4031

SALE APPRAISAL 2023

Appraisal

22nd August 2023

Nickolas De Marco
PO Box 313,
Kedron, QLD 4031

Dear Nickolas,

RE: 69 Bristol Road, Kedron QLD 4031

As requested, please see below our brief market appraisal for your property located at 69 Bristol Road, Kedron. Please note this is a market commentary and not a valuation in the conventional sense.

Property Overview

Address	69 Bristol Road, Kedron
Real Property Description	1 & 2 on RP63172
Title Reference	15619044
Council	Brisbane City Council

Property Specifications

Clear Span Warehouse	267sqm* (approx.)
Ground Floor Office	232sqm* (approx.)
First Floor Office	232sqm
Total Lettable Area	731 sqm
Total Land Area	810 sqm

Direct Comparison Method

Address	Land Area	Building Area	Sale Price	Rate/Sqm	Sale Date
4/36 Windorah St, Stafford		460sqm	\$1,886,000	\$4,100	February 2023
29 Kate St, Kedron	3,736sqm	1,450sqm* (approx)	\$3,000,000	\$2,068	November 2022
45 Kate St, Kedron	602sqm	449sqm	\$1,540,000	\$3,430	July 2022
47 Kate St, Kedron	1,214sqm	760sqm	\$2,612,500	\$3,437.50	July 2022

Potential Sales Range: Direct Comparison Method

This direct comparison is generally the basis for sales analysis and this method relies on actual market evidence. Direct comparison is simplistic in operation and forms an integral part of other appraisal methods.

Vacant Possession (Low Range)	731sqm*	@\$2,800/sqm	\$2,046,800
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Vacant Possession (High Range)	731sqm*	@\$3,000/sqm	\$2,193,000
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Potential Sales Range= \$2,050,000 - \$2,200,000

69 Bristol Road, Kedron 4031

We trust we have covered off all items necessary for your consideration, however should you require further clarification please do not hesitate to contact me.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Jack Sherrie', with a stylized flourish extending to the right.

Jack Sherrie
0413 899 353
jack.sherrie@cbre.com

Thank You

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CURRENT TITLE SEARCH
QUEENSLAND TITLES REGISTRY PTY LTD

Request No: 44941068

Search Date: 04/07/2023 11:29

Title Reference: 15619044

Date Created: 03/03/1977

Previous Title: 12384105

REGISTERED OWNER

Dealing No: 711912781 10/09/2008

NICKOLAS DE MARCO

OLGA DE MARCO

TRUSTEE

UNDER INSTRUMENT 710887883 & 711912781

ESTATE AND LAND

Estate in Fee Simple

LOT 1	REGISTERED PLAN 63172 Local Government: BRISBANE CITY
LOT 2	REGISTERED PLAN 63172 Local Government: BRISBANE CITY

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10080206 (POR 149)

ADMINISTRATIVE ADVICES - NIL

UNREGISTERED DEALINGS - NIL

** End of Current Title Search **

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Requested By: D-ENQ GLOBALX