



COMPARATIVE MARKET ANALYSIS

12/20 CATERPILLAR DRIVE, PAGET, QLD 4740

PREPARED BY FRED DUBOIS, MACKAY CITY PROPERTY



MACKAY CITY PROPERTY

Ramsgate Property Management Pty Ltd (tte)
Attn. Terry Carman
12/20 Caterpillar Drive
Paget, QLD, 4740

Mackay, 6 June 2022

Dear Terry,

RE: Market Appraisal 12/20 Caterpillar Drive, Paget

Thank you for the opportunity to present our market appraisal for your property of 12/20 Caterpillar Drive in Paget.

We understand that your property is a 608 sqm Industrial Unit with 200 sqm of office, located within the Terminus Business Park.

We have based this appraisal on recent market evidence of similar properties in this area.

Based on the evidence I believe that your property would sell for \$950,000

Should you have any questions relating to the information contained in this document please feel free to contact me.

Kind Regards

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Owner Details

Owner Name(s): RAMSGATE PROPERTY MANAGEMENT PTY LTD (TTE)
Owner Address: 10 MARINA BEACH PDE, MACKAY HARBOUR QLD 4740
Phone(s): ^0400 781 848 (SHEPHEARD)

Owner Type: Rental

Property Details

Property Type: Commercial - Freehold [Unit]
RPD: L12 SP210154

Valuation Amount:

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Land Use: BUILDING UNITS (PRIMARY USE ONLY)

Zoning

Council: MACKAY REGIONAL

Features: Improvements: Industrial warehouse of 608 sqm including an office area of 200 sqm approx.



Area: 608 m² (608 m²)

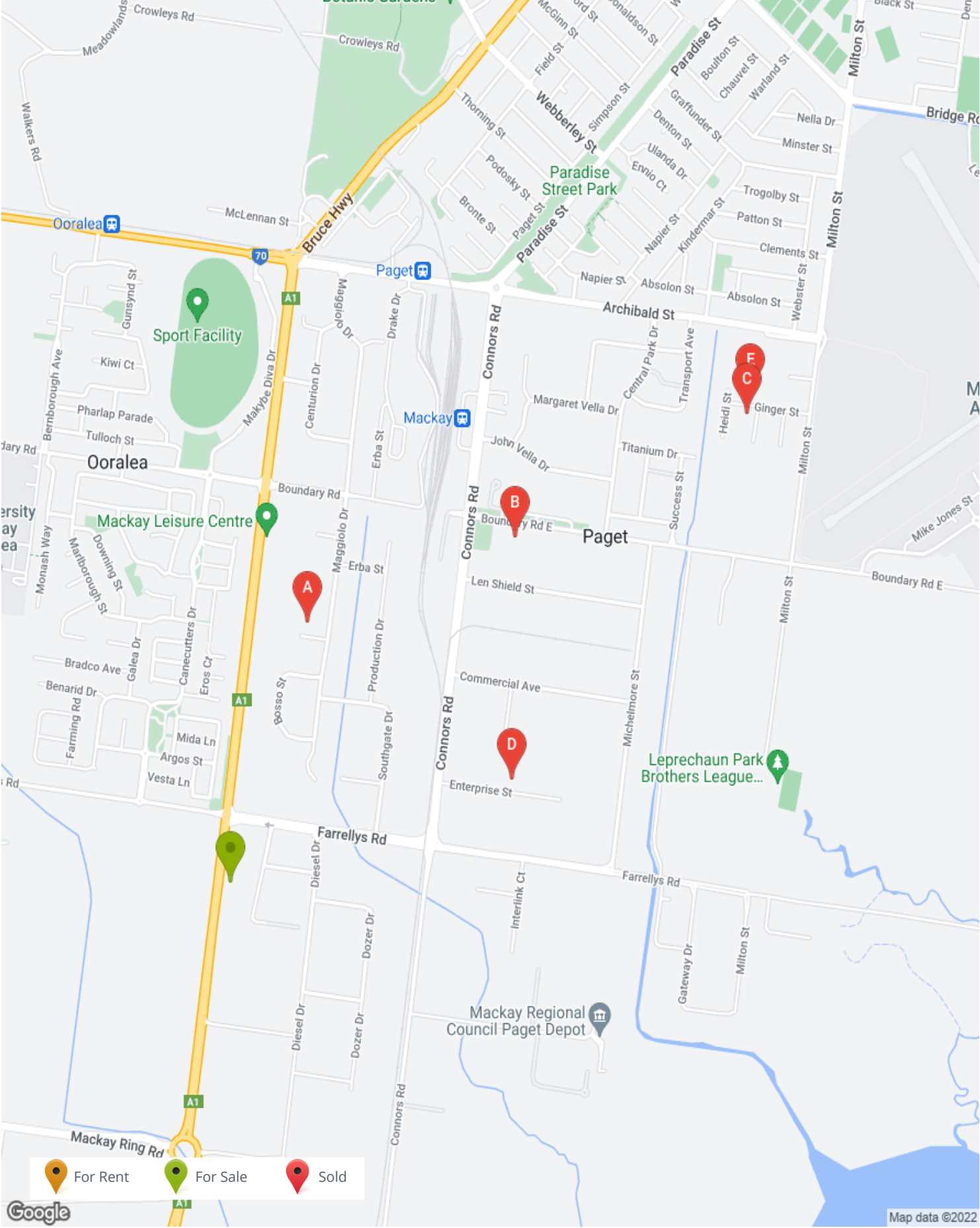
Area \$/m2: \$2,286 (\$2,286)

Water/Sewerage:

Property ID: 10980820 /

UBD Ref: UBD Ref:

Comparable Properties Map



Nearby Comparable Sold Properties

There are 5 sold properties selected within the radius of 500.0m from the focus property. The lowest sale price is \$650,000 and the highest sale price is \$2,875,000 with a median sale price of \$850,000. Days listed ranges from 135 to 153 days with the average currently at 144 days for these selected properties.

6 EVOLUTION DR, PAGET, QLD 4740

Distance from Property: 1km  -  -  -



Property Type: Industrial
Area: 4,000 m²
Area \$/m²: \$719
RPD: L15 SP239829

Sale Price: **\$2,875,000 (Normal Sale)**
Sale Date: 15/12/2021 Days to Sell: **N/A**
Last Price: Chg %:
First Price: Chg %:

Features:



229 BOUNDARY RD, PAGET, QLD 4740

Distance from Property: 1.7km  -  -  -



Property Type: Industrial
Area: 4,020 m²
Area \$/m²: \$479
RPD: L2 SP185808

Sale Price: **\$1,925,000 (Normal Sale)**
Sale Date: 17/12/2021 Days to Sell: **135 Days**
Last Price: Contact Agent Chg %:
First Price: Contact Agent Chg %:

Features:



19 GINGER ST, PAGET, QLD 4740

Distance from Property: 2.7km  -  -  -



Property Type: Industrial
Area: 925 m²
Area \$/m²: \$703
RPD: L20 RP893248

Sale Price: **\$650,000 (Normal Sale)**
Sale Date: 17/02/2022 Days to Sell: **N/A**
Last Price: Chg %:
First Price: Chg %:

Features:



40 ENTERPRISE ST, PAGET, QLD 4740

Distance from Property: 1.2km  -  -  3



Property Type: Industrial
Area: 1,640 m²
Area \$/m²: \$518
RPD: L18 RP858340

Sale Price: **\$850,000 (Normal Sale)**
Sale Date: 11/04/2022 Days to Sell: **N/A**
Last Price: Chg %:
First Price: Chg %:

Features:



24 GINGER ST, PAGET, QLD 4740

Distance from Property: 2.8km  -  -  -



Property Type: Industrial
Area: 948 m²
Area \$/m²: \$719
RPD: L17 RP893248

Sale Price: **Price Withheld (Agents Advice -**
Sale Date: 11/05/2022 Days to Sell: **153 Days**
Last Price: Offers around \$750,000 Chg %:
First Price: The owner is keen to Chg %:

Features:



Prepared on 06/06/2022 by Fred Dubois, +61 432 485 143 at Mackay City Property. © Property Data Solutions Pty Ltd 2022 (pricfinder.com.au)

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Appraisal Price

This market analysis has been prepared on 06/06/2022 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:

\$950,000 plus gst

Contact your agent for further information:



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