



COMPARATIVE MARKET ANALYSIS

3/39 MARGARET VELLA DR, PAGET, QLD 4740

PREPARED BY FRED DUBOIS, MACKAY CITY PROPERTY

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MACKAY CITY PROPERTY

Ramsgate Prop2 Pty Ltd (tte)
Attn. Terry Carman
3/39 Margaret Vella Dr
Paget, QLD, 4740

Mackay, 6 June 2022

Dear Terry,

RE: Market Appraisal 3/39 Margaret Vella Drive, Paget

Thank you for the opportunity to present our market appraisal for your property of 3/39 Margaret Vella Drive in Paget.

We understand that your property is a 191 sqm Industrial Unit with an office.

We have based this appraisal on on the current rental income of the property and recent market evidence of similar properties in this area.

Based on the evidence I believe that your property would sell for \$350,000

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

Kind Regards

Fred Dubois
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3/39 MARGARET VELLA DR, PAGET, QLD 4740



Owner Details

Owner Name(s): RAMSGATE PROP2 PTY LTD (TTE)

Owner Address: PO BOX 23, MACKAY QLD 4740

Phone(s):

Owner Type: Rental

Property Details



Property Type: Industrial - Freehold [Unit]

RPD: L3 SP259162

Valuation Amount:

Valuation Amount:

Land Use: BUILDING UNITS (PRIMARY USE ONLY)

Zoning

Council: MACKAY REGIONAL

Features: Improvements: Industrial Unit 191 sqm with office

Area: 191 m² (195 m²)

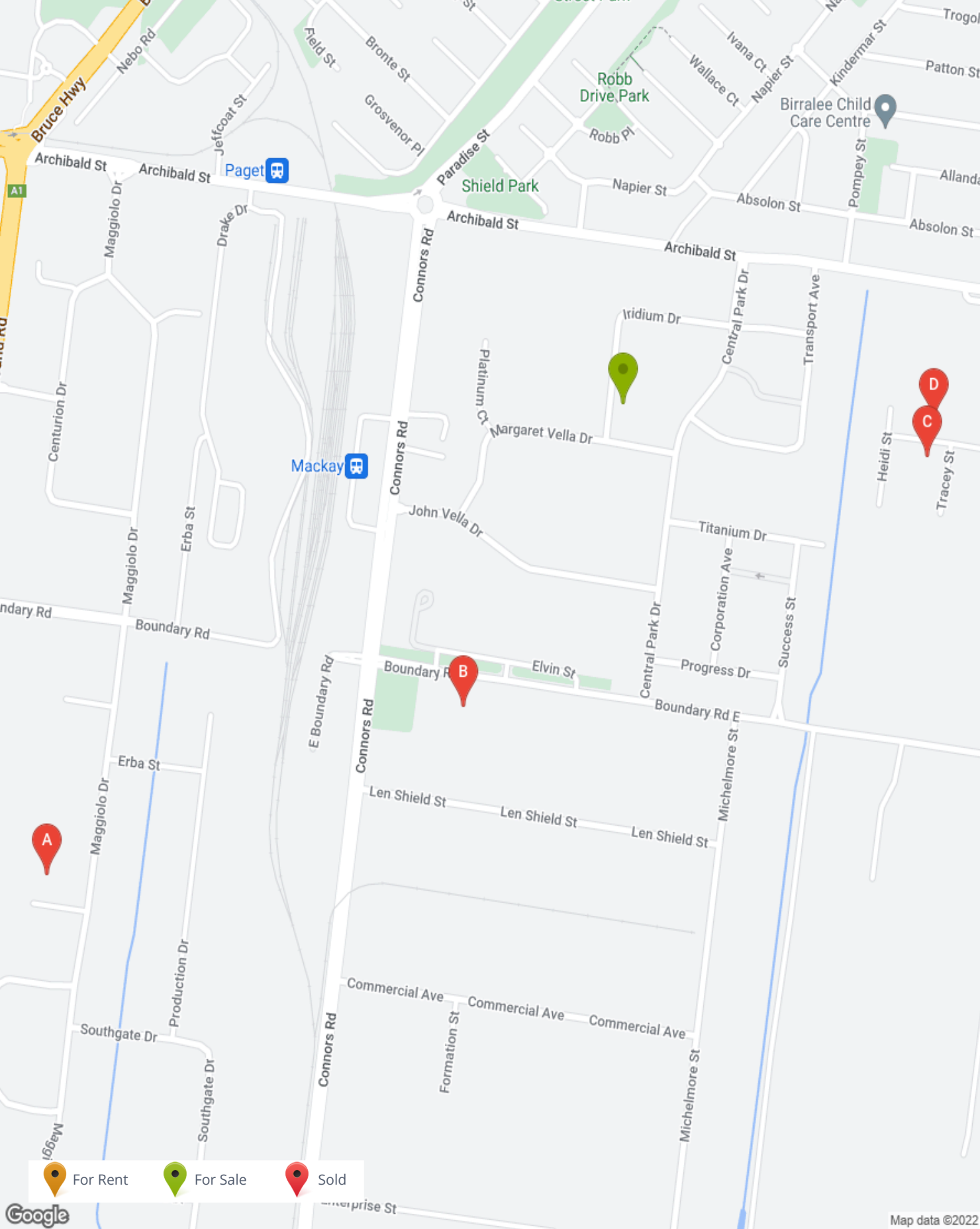
Area \$/m2: ()

Water/Sewerage:

Property ID: 21898920 /

UBD Ref: UBD Ref:

Comparable Properties Map



Nearby Comparable Sold Properties

There are 4 sold properties selected within the radius of 3000.0m 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 \$1,331,500. 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: 1.5km  -  -  -



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: 645m  -  -  -



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: 622m  -  -  -



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:



24 GINGER ST, PAGET, QLD 4740

Distance from Property: 627m  -  -  -



Property Type: Industrial
Area: 948 m²
Area \$/m²:
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:



3/39 MARGARET VELLA DR, PAGET, QLD 4740



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:

\$350,000

Contact your agent for further information:



Agent Name: Fred Dubois
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Email: fred.dubois@mackaycityproperty.com.au
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