



Elizabeth Meiklejohn

Jones Lang LaSalle (QLD) Pty Limited

ABN: 40 010 411 140

Level 33 Central Plaza One 345 Queen Street Brisbane QLD 4000

GPO Box 1407 Brisbane QLD 4001

T: +61 7 3231 1311 F: +61 7 3231 1313

9th June 2020

NICKOLAS DE MARCO
OLGA DE MARCO
19 Gerry Street
Stafford Heights, QLD, 4053

Dear Nick

RE: Market Appraisal – 69 Bristol Road, Kedron

JLL appreciate the opportunity to provide our estimated sales realisation for 69 Bristol Road, Kedron.

Property Description

The subject property is positioned on Bristol Road approximately 11 kilometers north of the Brisbane CBD. The site benefits from excellent access to larger infrastructure networks including Gympie Road and the Bruce Highway.

69 Bristol Road, Kedron comprises a total of 714sqm of GFA situated on a regular shaped 810sqm allotment. The building is split up into first floor office, ground floor showroom and warehouse. The first floor office accommodation is fully partitioned including multiple private offices, boardroom and open plan area. The property further benefits from ground floor showroom area and high bay, clear span warehouse with a bonus 70sqm mezzanine level.

Market Appraisal – Realisable Value

Taking into consideration recent vacant possession transactions for comparable properties, it is our opinion the subject property would sell between \$1,000,000 - \$1,050,000 + GST **\$1,025,000 USED** ✓ B3

Conclusion

We appreciate the opportunity to provide you with this brief market appraisal and trust that the information is of assistance.

If you require further details or would like to discuss the appraisal, please contact the undersigned.

Sincerely,
Regards

Nick Bandiera
0421 881 093
Senior Executive, Industrial

CURRENT TITLE SEARCH
QUEENSLAND TITLES REGISTRY PTY LTDRequest No: 37821390
Search Date: 09/07/2021 15:42Title 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 **

COPYRIGHT QUEENSLAND TITLES REGISTRY PTY LTD [2021]
Requested By: D-ENQ GLOBALX