



*Elizabeth Meiklejohn*

Jones Lang LaSalle (QLD) Pty Limited

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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 LTD

Request No: 37821390  
Search Date: 09/07/2021 15:42

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