

## Managers Unit Sales

Recent sales of manager's residences' are provided in the following table:

Address	Sale Price	Sale Date
<b>2 'Village on the Park', 18 Spano St, Zillmere</b>	<b>\$353,000</b>	<b>07/12/2017</b>
<p><b>Brief Comments:</b> Contract sighted - Unsettled. MANAGER'S UNIT. Comprises a circa 1994, older style, single level, 3 bedroom, 2 bathroom attached townhouse of brick construction with a concrete tiled roof and 2 car attached carport. Areas: living - 110sqm; outdoor - 174sqm; car - 29sqm. The unit appreciates an easterly aspect with no significant views. The manager's have an attached on-title office/reception (13sqm). In addition, management are assigned Occupation Authority of a garden shed &amp; storage shed. Features include built-in robes, walk-in robe, venetian blinds, vertical blinds, ceiling fans, split system air-conditioning, security screens, insect screens, security doors and linen cupboard. Ancillary improvements include a patterned concrete driveway, partially enclosed yard of timber construction, paved paths, paved brick built-in barbecue, moderate landscaping. Common improvements include tennis court, swimming pool, barbecue facilities and on-site management/caretaker. Sale apportioned as follows: Residential - \$335,000; Office - \$18,000 (\$1,385/sqm).</p>		
<p><b>In Comparison to Subject:</b> Inferior location with a similar aspect and inferior views. Smaller, attached unit of older age and similar car accommodation of inferior style. Similar size office of similar tenure and superior storage tenure. Overall inferior.</p>		
<b>1 'Lemke Crest', 48 Lemke Rd, Taigum</b>	<b>\$400,000</b>	<b>09/11/2017</b>
<p><b>Brief Comments:</b> MANAGER'S UNIT. Comprises a circa 1994, single level, older style, 3 bedroom, 2 bathroom detached townhouse of brick construction with a concrete tiled roof and 2 car tandem garage. Areas: living - 122sqm; outdoor - 215sqm; car - 35sqm. The unit has a south-westerly aspect with no significant views. The manager's have an attached on-title office/reception (15sqm) featuring a single work station, wall mounted air-conditioning, filing cabinets, security screens, vertical blinds and tiled flooring. Features include built-in robes, vertical blinds, security screens, smoke detectors, wall mounted air-conditioning, split system air-conditioning, ceiling fans, roman blinds and linen cupboard. Common improvements include 2 x swimming pools, barbecue facilities, landscaped grounds and on-site management/caretaker. The unit provides an average standard of accommodation with dated quality fixtures and fittings throughout. On inspection, the unit presented in fair condition with no major defects noted. Land Area 388sqm. Sale apportioned as follows: Residential - \$380,000; Office - \$20,000 (\$1,333/sqm).</p>		
<p><b>In Comparison to Subject:</b> Similar location with an inferior aspect and views. Smaller, detached unit of older age and similar car accommodation of inferior configuration. Similar size office of similar tenure. Overall inferior.</p>		
<b>15 'Northside Views II', 10 Radiant St, Taigum</b>	<b>\$445,000</b>	<b>13/02/2017</b>
<p><b>Brief Comments:</b> MANAGER'S UNIT. Comprises a circa 2014, part-two level, semi-modern, 3 bedroom, 2 bathroom detached townhouse of brick construction with a concrete tiled roof and 2 car garage. Areas: living - 108sqm; outdoor - 59sqm; car - 35sqm. The unit appreciates a southerly aspect with common area views. The manager's have an attached on-title office/reception (10sqm) &amp; storeroom (10sqm). In addition, management are assigned Occupation Authority use of a storage shed (9sqm) situated beside the common pool area. Features include split system air-conditioning, ducted air-conditioning, ceiling fans, recessed light fittings, insect screens, security screens, built in robes, walk-in robe, study nook, venetian blinds and linen cupboard. Common improvements include a swimming pool, barbecue facilities, landscaped grounds and on-site management/caretaker. Sale apportioned as follows: Residential - \$420,000; Office - \$20,000 (\$2,000/sqm); Storage - \$5,000 (\$500/sqm).</p>		
<p><b>In Comparison to Subject:</b> Similar location with a superior aspect and inferior views. Smaller, detached unit of newer age and similar car accommodation. Much smaller living area. Similar size office of similar tenure and less storage of superior tenure. Overall inferior value.</p>		
<b>21 'The Grove on Gawler', 22 Gawler Cr, Bracken Ridge</b>	<b>\$500,000</b>	<b>02/11/2017</b>
<p><b>Brief Comments:</b> MANAGER'S UNIT. Comprises a circa 2007, two storey, modern, 3 bedroom, 2 bathroom plus powder room detached townhouse of brick construction with a concrete tiled roof and 2 car garage. Areas: living - 163sqm; outdoor - 38sqm; car - 35sqm. The unit appreciates an easterly aspect with no significant views. The manager's have an attached on-title office/reception. Features include built-in robes, walk-in robe, security screens, split system air-conditioning, ceiling fans. Ancillary improvements include a concrete driveway, full enclosed yard of timber paling construction, moderate landscaping, garden shed, lawn locker. Common improvements include swimming pool and on-site management/caretaker. Sale apportioned as follows: Residential - \$480,000; Office - \$20,000.</p>		
<p><b>In Comparison to Subject:</b> Similar location with a similar aspect and views. Larger, detached unit of similar age and similar car accommodation. Similar office tenure. Overall superior.</p>		

