



Lumina

Property Report

exceeding
expectations



Prepared By Beere Property

August 2018

Milestones Achieved by Building Management – Beere Property

- ✓ New intercom installation and commissioning – Completed
- ✓ Broken Garden Irrigation systems repair & maintenance – Completed
- ✓ Car park drainage repair & maintenance – Completed
- ✓ Car park line re-painting – Completed
- ✓ Swipe card audit and separation of system access from Meriton – Completed
- ✓ Broken car wash facility repair and maintenance - Completed
- ✓ Damaged skirting boards replacement in building corridors – Completed
- ✓ Review and repair of mechanical ventilations systems – Completed
- ✓ Lift lobby repair & repainting – Completed
- ✓ Broken hot water boiler replacement – Completed
- ✓ Relocation of Meriton garbage bins to their bin area – Completed

In Progress:

- Provision of new Garbage compactor bins
- Inaccessible window cleaning
- Garden area rejuvenation and replacement of dead plants
- Smart Green Apartments and electricity cost savings

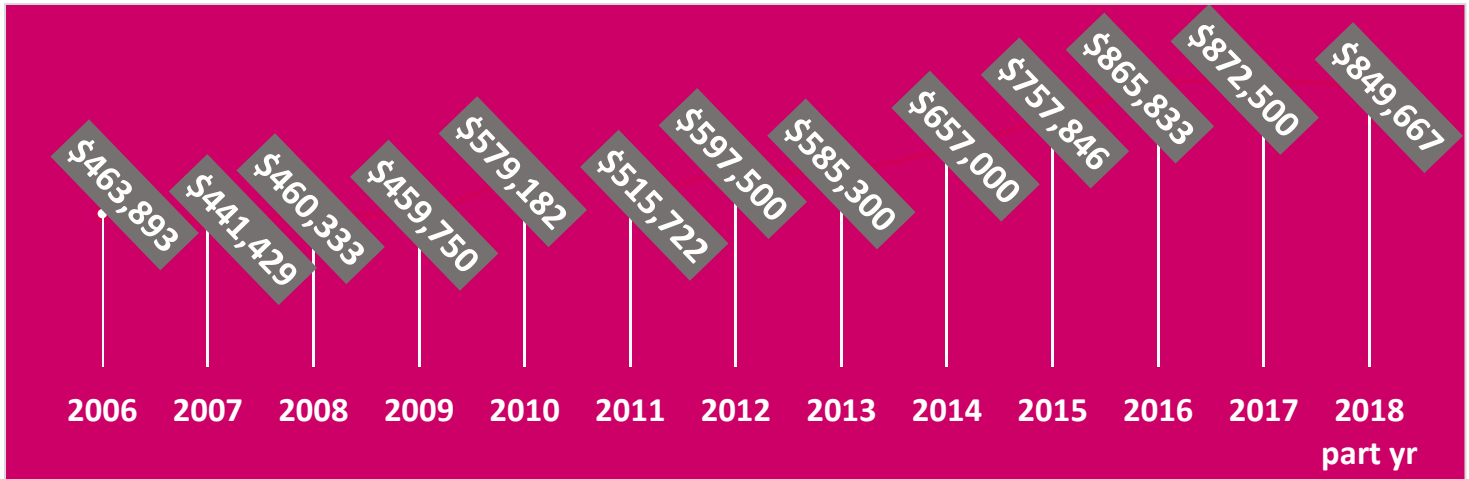
Sales Snapshot

Recent Sales in Crown Square Precinct (from April 2018)

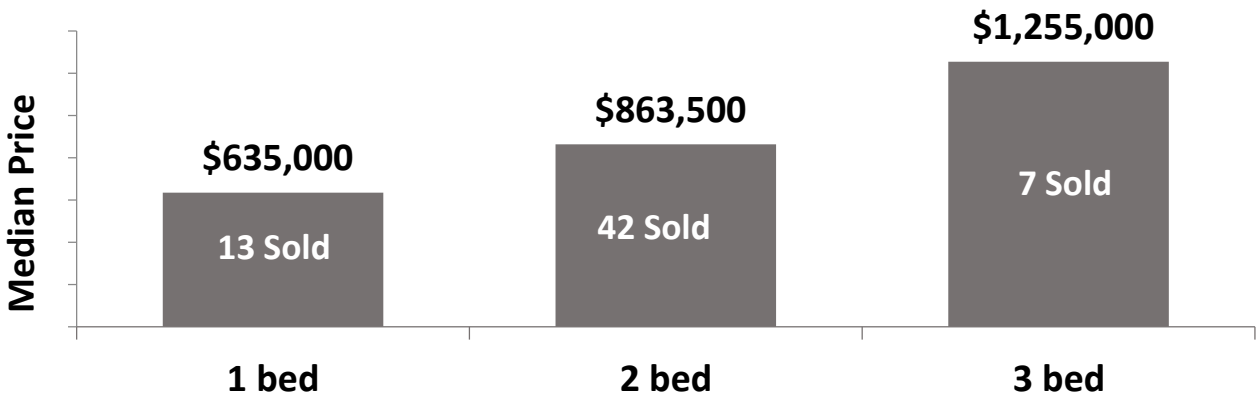
Address	Bed	Bath	Parking	Price	Date
619/5 Potter St	2	2	1	\$890,000	04/04/18
39/28 Danks St	2	2	1	\$1,105,000	09/04/18
628/7 Potter St	1	1	0	\$587,500	10/04/18
719/7 Potter St	2	2	1	\$858,000	10/04/18
309/8 Lachlan St	2	2	1	\$837,000	20/04/18
1102/6 Lachlan St	2	2	1	\$877,000	10/05/18
235/806 Bourke St	2	1	0	\$715,000	22/05/18
322/8 Lachlan St	3	2	2	\$1,280,000	25/05/18
438/7 Crescent St	1	1	0	\$634,000	28/05/18
1144/7 Crescent St	2	2	2	\$1,065,000	01/06/18
221/806 Bourke St	1	1	0	\$580,000	04/06/18
620/2-4 Lachlan St	2	2	1	\$850,000	27/06/18

Disclaimer: The information contained in the report is general in nature and its accuracy is not guaranteed. It is not intended to be relied up by other parties and is intended for recipients only.

Median Sale Prices in Lumina (2006 – 2018)

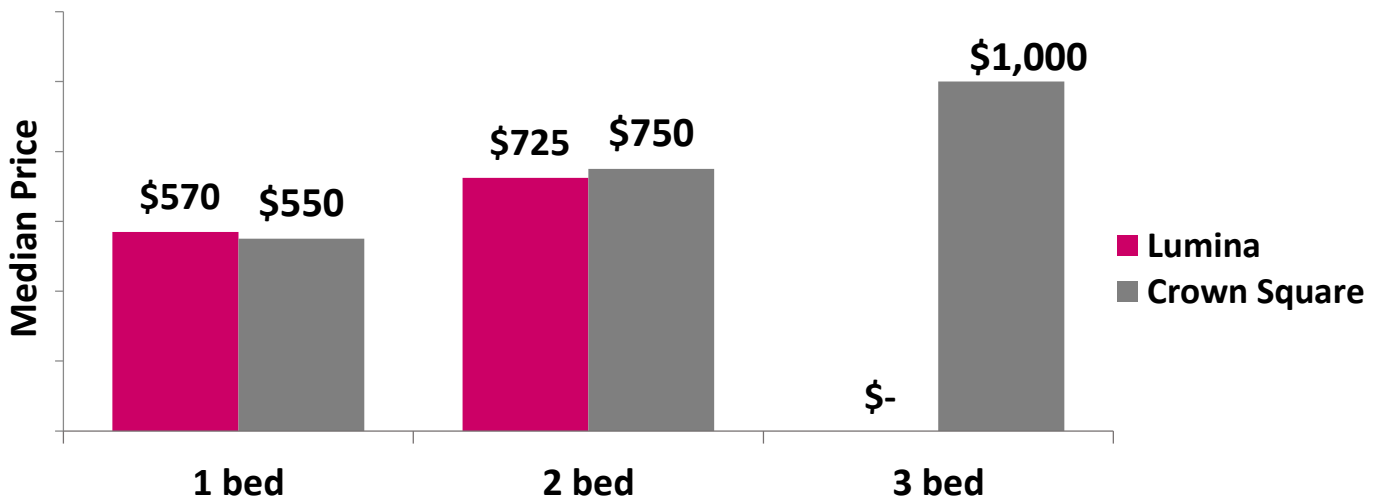


Median Sale Price in Crown Square Precinct (last 12 months, 62 sold)



Rental Snapshot

Current Median Rent Prices in Lumina and Crown Square

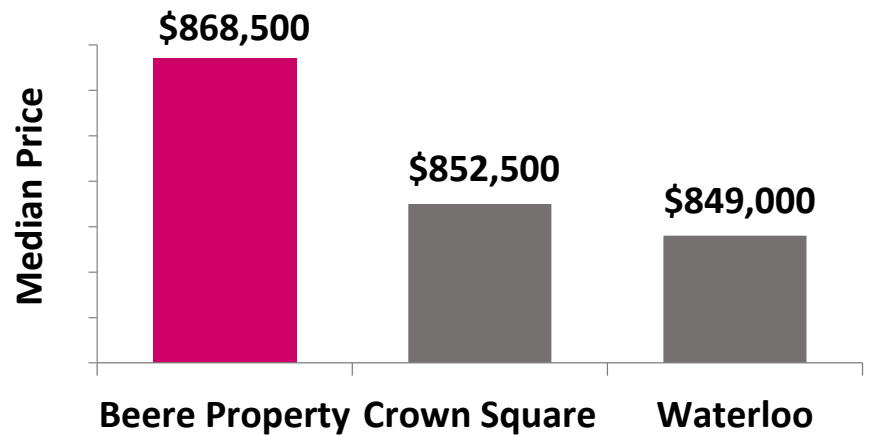


Lumina Property Sale Expert – Polly Ha Nguyen

Polly's client dedication and love of helping others is what motivates her most. She is highly committed to her clients; with no limit to the amount of time she will spend to achieve the best possible result.



Sale Prices (last 12 months)

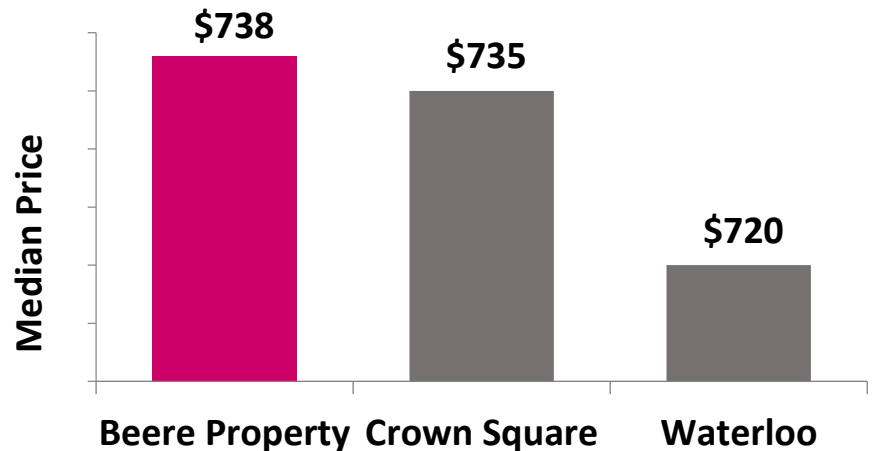


Lumina Property Leasing Expert – Jason Bauer

Jason has been involved in Property Asset Management and helping grow his client's wealth for the past 15 years. Jason constantly strives to maximise results when leasing properties and protecting landlords' valuable assets to ensure the growth of their portfolio.



Current Rent Prices (p.w.)



Sales Enquiry

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