| S |
|---------|
| × |
| C |
| ₽. |
| ā |
| ≓ |
| 8 |
| asset |
| albsf01 |
| 22 |

| Albury McLean Superannuation Fund Asset Valuation Fund Fund Fund Fund Fund Fund Fund Fun | | | | | | | | | | | | |
|---|--|---------------|--------|------------------|--------------|------------|--------------|---------|------------|--------------|------------|-------------|
| Jourish Held Cost Per Units Held Stamp Duty & Log Market Value Brokerage Movement Total Cost Movement Augustion Value Brokerage Market Value Brokerage Movement Total Cost Movement Augustion Value Brokerage Market Value Brokerage Increase/Increase 28/02/2017 1.0000 320,193.19 372,500.00 0.00 440,000.00 67,500.00 28/02/2017 1.0000 1,108.49 0.00 0.00 0.00 0.00 28/02/2017 1.0000 16,190.00 0.00 0.00 0.00 0.00 28/02/2017 1.0000 16,190.00 0.00 0.00 0.00 0.00 28/02/2017 1.0000 238,408.68 372,500.00 0.00 0.00 0.00 28/02/2017 1.0000 238,408.68 372,500.00 0.00 0.00 0.00 28/02/2017 1.0000 249,440.00 0.00 0.00 0.00 0.00 28/02/2017 1.0000 248,640.00 0.00 0.00 0.00 0.00 28/02/2017 | Albury McLean Superannuation Fund | þ | | | | | | | | | | |
| 11 Clancys Road Mount Evelyn 28/02/2017 1,00000 1,00000 1,00000 1,00000 1,00000 1,0000 | Superannuation Fund Asset Valuatio | on | | 30-Jun-22 | | | | | | | | |
| 1 Clancys Road Mount Evelyn 28/02/2017 1,0000 1,108.49 1,108.49 1,108.49 1,108.40 1 | | | | | | | | | | | | |
| 11 Clancys Road Mount Evelyn 28/02/2017 1,0000 320,193.19 372,500.00 440,000.00 67,500.0 | | Purchase Date | | Cost Per Unit | Stamp Duty & | Total Cost | Market Value | | Value | Market Value | | |
| 11 Clancys Road Mount Evelyn 28/02/2017 1,0000 320,193.19 372,500.00 440,000.00 67,500.00 0 | | | 1 1 | | P. | | 7707100100 | Dayloca | 2010012022 | 20/00/2022 | (Decrease) | Code |
| 11 Clancys Road Mount Evelyn 28/02/2017 1,0000 320,193.19 372,500.00 440,000.00 67,500.00 Ggal 28/02/2017 1,008 1,108.49 0.00 0.00 0.00 0.00 0.00 amp Duty 28/02/2017 1,0000 1,500.00 338,408.68 372,500.00 440,000.00 0.00 0.00 0.00 amp Duty 28/02/2017 1,0000 234,365.58 248,640.00 286,400.00 1,360.00 0.00 0.00 0.00 qual Transfer 28/02/2017 1,0000 28/02/2017 1,360.00 0.00 0.00 0.00 0.00 gal 28/02/2017 1,0000 28/02/2017 1,300.00 0.00 0.00 0.00 0.00 gal 28/02/2017 1,0000 28/02/2017 28/02/2017 28/02/2017 28/02/2017 28/02/2017 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 | Property | | | | | | | | | | | |
| 28/02/2017 1.0000 1.0000 0.00 | 1 4/11 Clancys Road Mount Evelyn | 28/02/2017 | 1,0000 | | | 320 193 19 | 372 500 00 | | | 00000 | 0000 | |
| 28/02/2017 1,0000 1,0000 0,00 0,00 0,00 0.50% 28/02/2017 1,0000 338,408.68 372,500.00 440,000.00 67,500.00 0.50% 28/02/2017 1,0000 234,365,58 248,640.00 250,000.00 1,360.00 0.20/2017 28/02/2017 1,0000 234,365,58 248,640.00 0,00 0,00 28/02/2017 1,0000 286,00 0,00 0,00 0,00 0,00 28/02/2017 1,0000 248,640.00 248,640.00 2250,000.00 1,360.00 PROPERTY 587,048.68 621,140.00 683,860.00 683,860.00 | Legal | 28/02/2017 | | | | 1 108 49 | 2,200.00 | | | 440,000.00 | 00.006,79 | 2815 / 0890 |
| Color Colo | Land Transfer | 28/02/2017 | | | | 04.7.00 | 00.0 | | | 0.00 | 0.00 | |
| n - 50% 28/02/2017 1.0000 338,408.68 372,500.00 440,000.00 67,500.00 n - 50% 28/02/2017 1.0000 234,365.58 248,640.00 250,000.00 1,360.00 28/02/2017 1.0000 234,365.58 248,640.00 0.00 0.00 0.00 28/02/2017 1.0000 13,000 248,640.00 0.00 0.00 0.00 PROPERTY 587,048.68 621,140.00 690,000.00 68,860.00 | Stamp Duty | 28/02/2017 | | | | 16 190 00 | 00.0 | | | 00.0 | 0.00 | |
| n - 50% 28/02/2017 1.0000 234,365.58 248,640.00 250,000.00 1.360.00 28/02/2017 1.0000 234,365.58 248,640.00 0.00 0.00 0.00 28/02/2017 1.0000 13,030.00 0.00 0.00 0.00 0.00 PROPERTY 587,048.68 621,140.00 621,140.00 68,860.00 68,860.00 | | | 1.0000 | | | 338,408.68 | 372,500,00 | | | 440 000 00 | 67 500 00 | |
| n - 50% 28/02/2017 1,0000 234,365.58 248,640.00 250,000.00 1,360.00 28/02/2017 28/02/2017 0.00 0.00 0.00 0.00 0.00 28/02/2017 1,0000 248,640.00 0.00 0.00 0.00 0.00 PROPERTY 587,048.68 621,140.00 690,000.00 68,860.00 | | | | | | | | | | 00.00 | 00.000 | |
| 28/02/2017 649.42 230,000 1,300,00 1,300,00 28/02/2017 1,0000 248,640,00 0.00 0.00 0.00 28/02/2017 1,0000 248,640,00 248,640,00 0.00 0.00 PROPERTY 587,048.68 621,140.00 690,000,00 68,860,00 | 2 1/11 Clancys Road Mount Evelyn - 50% | L | 1.0000 | | | 234 365 58 | 248 640 00 | | | 250,000,000 | 000 | |
| 28/02/2017 595.00 0.00 0.00 0.00 28/02/2017 1.0000 248,640.00 248,640.00 1.36 PROPERTY 587,048.68 621,140.00 69,000.00 68,86 | Legal | | | | | 649 42 | 00.010,012 | | | 230,000,002 | 1,350.00 | 7816 / 0890 |
| PROPERTY 28/02/2017 13,030,00 0,000 | Land Transfer | 28/02/2017 | | | | 595.00 | 00.0 | | | 00.0 | 0.00 | |
| PROPERTY 587,048.68 621,140.00 68,86 | Stamp Duty | 28/02/2017 | | | | 13,030.00 | 00'0 | | | 00.0 | 00.0 | |
| PROPERTY 587,048.68 621,140.00 690,000.00 6 | | | 1.0000 | | | 248,640.00 | 248,640.00 | | | 250,000.00 | 1,360.00 | |
| PROPERTY 587,048.68 621,140.00 690,000.00 | | | | | | | | | | | | |
| | TOTAL CHANGE IN MARKET VALUE PROPE | ERTY | | | | 587,048.68 | 621,140.00 | | | 690,000.00 | 68,860.00 | |
| | | | | | | | | | | | | |
| | TOTAL CHANGE IN MARKET VALUE | | | | | | | | | | 68 860 00 | |



Opinion of Current Estimated Selling Price of Real Estate

DISCLAIMER

This opinion of the Current Estimated Selling Price of Real Estate has been prepared on the terms of the Request for Opinion of Current Estimated Selling Price of Real Estate dated 13th July 2022 solely for the person(s) named below and for no other person(s) or entity. It is not a valuation nor is it an estimate of current market worth and it is not an estimate for the purpose of section 47A of the Estate Agents Act 1980. A third party is not entitled to rely upon this Opinion for any purpose whatsoever. We accept no responsibility should this Opinion be incorrect or incomplete in any way.

This Opinion of Current Estimated Selling Price of Real Estate is prepared by:

E. METHUEN (MOOROOLBARK) PTY LTD 46 BRICE AVENUE, MOOROOLBARK 3138

For P MCLEAN and L ALBURY

In respect of the properties listed below:

This Opinion of Current Estimated Selling Price of Real Estate is provided strictly upon the terms of the Request referred to in the Disclaimer set out above and is subject to that Disclaimer. Our opinion of the current estimated selling price of the properties as described below as at the date of the Request referred to in the Disclaimer set out above are;

1/11 Clancy Road, Mt Evelyn 3796

is between

\$480,000 and \$520,000

4/11 Clancy Road, Mt Evelyn 3796

is between

\$420,000 and \$460,000

DATED THIS

13th

DAY OF

PluL

2022

Russell Bartlett (CAR - REIU) Associate Director Manager

Commercial Industrial Retail

for and on behalf of E. METHUEN (MOOROOLBARK) PTY LTD

Professionals Mooroolbark 46-52 Brice Avenue, Mooroolbark UIC 3138 ABN 90 004 830 540

P 9726 8888 F 9726 8156

E mooroolbark@methuen.com.au

W methuen.com.au







ICTORI/

Volume 10033 Folio 824

124064939246R Produced 09/03/2017 Page 1 / 1

14:36 hr

Under the Transfer of Land Act 1958

I certify that the registered proprietor is the proprietor of the estate and interest in the land subject to the encumbrances, caveats and notices described

llei MARae Con

REGISTRAR OF TITLES

LAND DESCRIPTION

Lot 4 on Plan of Subdivision 302971E. PARENT TITLE Volume 04761 Folio 071

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
PETER DAMIAN MCLEAN
LEISA JANE ALBURY both of 15 MCKILLOP ROAD MOUNT EVELYN VIC 3796
AN632766D 09/03/2017

ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

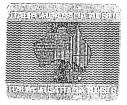
DIAGRAM LOCATION

SEE PS302971E FOR FURTHER DETAILS AND BOUNDARIES

END OF CERTIFICATE

ORIGINAL HELD BY

Williams & Lay Lawyers 13 Castella St Lilydale VIC 3140 Ph: 9737 6100 Fax: 9737 6155



ERTIFICATE

THIS CERTIFICATE CONTAINS INFORMATION CORRECT AT THE TIME OF PRINTING. CURRENT INFORMATION SHOULD BE OBTAINED BY A SEARCH OF THE REGISTER.







Supermentary
 Organish State of Victoria. No part of this publication may be reproduced except as permitted by the Copyright Act 1968 (Cth), to comply with a statutory requirement or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA REGD TM System. None of the State of Victoria, its agents or contractors, accepts responsibility for any subsequent publication or reproduction of the information.

The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

Page 1 of 1

VOLUME 10033 FOLIO 824

Security no : 124096719167Y Produced 08/04/2022 11:45 AM

LAND DESCRIPTION

Lot 4 on Plan of Subdivision 302971E. PARENT TITLE Volume 04761 Folio 071

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
PETER DAMIAN MCLEAN
LEISA JANE ALBURY both of 15 MCKILLOP ROAD MOUNT EVELYN VIC 3796
AN632766D 09/03/2017

ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE PS302971E FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT--------

Additional information: (not part of the Register Search Statement)

Street Address: UNIT 4 11 CLANCYS ROAD MOUNT EVELYN VIC 3796

OWNERS CORPORATIONS

The land in this folio is affected by OWNERS CORPORATION PLAN NO. PS302971E

DOCUMENT END

Title 10033/824





Tocherment

Copyright State of Victoria. No part of this publication may be reproduced except as permitted by the Copyright Act 1968 (Cth), to comply with a statutory requirement or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA REGD TM System. None of the State of Victoria, its agents or contractors, accepts responsibility for any subsequent publication or reproduction of the information.

The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

Page 1 of 1

VOLUME 10033 FOLIO 822

Security no : 124096719166A Produced 08/04/2022 11:45 AM

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 302971E.
PARENT TITLE Volume 04761 Folio 071
Created by instrument PS302971E 30/08/1991

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
LEISA JANE ALBURY
PETER DAMIAN MCLEAN both of 15 MCKILLOP ROAD MOUNT EVELYN VIC 3796
AT828211J 03/12/2020

ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE PS302971E FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT------

Additional information: (not part of the Register Search Statement)

Street Address: UNIT 2 11 CLANCYS ROAD MOUNT EVELYN VIC 3796

ADMINISTRATIVE NOTICES

NIL

eCT Control 17256R WILLIAMS & LAY LAWYERS Effective from 04/12/2020

OWNERS CORPORATIONS

The land in this folio is affected by OWNERS CORPORATION PLAN NO. PS302971E

DOCUMENT END

Title 10033/822