

Albury McLean Superannuation Fund Superannuation Fund Asset Valuation											
						30-Jun-22					
	Purchase Date	Units Held	Cost Per Unit	Stamp Duty & Brokerage	Total Cost	Market Value 30/06/2022	Movement Buy/Sell	Value 30/06/2022	Market Value 30/06/2022	Increase/ (Decrease)	Code
Property											
1	4/11 Clancy's Road Mount Evelyn	1.0000			320,193.19	372,500.00			440,000.00	67,500.00	2815 / 0890
	Legal				1,108.49	0.00			0.00	0.00	
	Land Transfer				917.00	0.00			0.00	0.00	
	Stamp Duty				16,190.00	0.00			0.00	0.00	
		1.0000			338,408.68	372,500.00			440,000.00	67,500.00	
2	1/11 Clancy's Road Mount Evelyn - 50%	1.0000			234,365.58	248,640.00			250,000.00	1,360.00	2816 / 0890
	Legal				649.42	0.00			0.00	0.00	
	Land Transfer				595.00	0.00			0.00	0.00	
	Stamp Duty				13,030.00	0.00			0.00	0.00	
		1.0000			248,640.00	248,640.00			250,000.00	1,360.00	
TOTAL CHANGE IN MARKET VALUE PROPERTY						587,048.68			621,140.00	68,860.00	
TOTAL CHANGE IN MARKET VALUE										68,860.00	

0890

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Mooroolbark Lilydale Mt Evelyn Croydon

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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	50% = \$250,000 = \$500,000
4/11 Clancy Road, Mt Evelyn 3796	is between	\$420,000 and \$460,000	= \$440,000

DATED THIS 13th DAY OF July 2022

Russell Bartlett (CAR - REIU)
Associate Director
Manager
Commercial Industrial Retail
for and on behalf of **E. METHUEN (MOOROOLBARK) PTY LTD**





Volume 10033 Folio 824
124064939246R Page 1 / 1
Produced 09/03/2017 14:36 hr

CERTIFICATE OF TITLE - VICTORIA

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

Alvin McRae



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

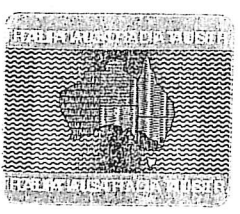
Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

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



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





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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

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



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

VOLUME 10033 FOLIO 822

Security no : 124096719166A
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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

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