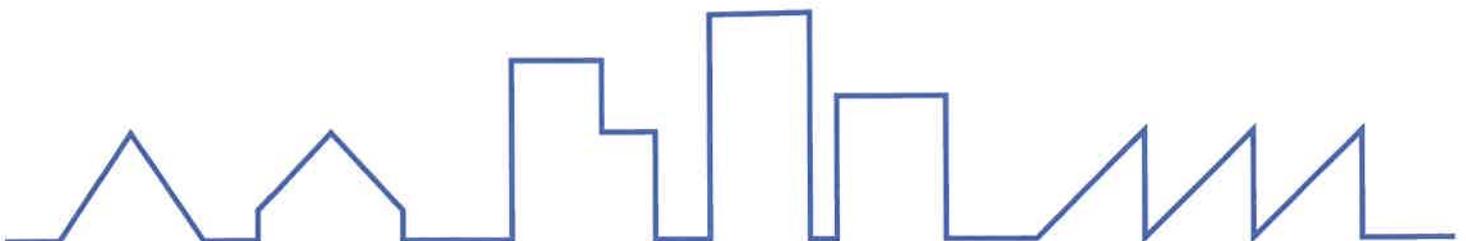


# ***HARLEY PROPERTY VALUATIONS***

Ph: 3878 8330 Mobile: (0408) 712 291 Fax: 3878 7746  
PO Box 978, INDOOROPILLY CENTRAL Q. 4068

ABN 26 942 053 718

**Valuation of**  
**7/15 James Edward Street**  
**Richlands 4077**



**RESIDENTIAL • COMMERCIAL • INDUSTRIAL**

Liability limited by a scheme approved under Professional Standards Legislation

# CERTIFICATE OF VALUE

**PROPERTY LOCATION:** 7/15 James Edward Street,  
Richlands, Qld, 4077

**REAL PROPERTY DESCRIPTION:** Lot 7 on Survey Plan 240103,

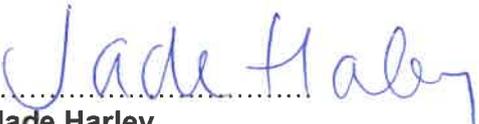
**DATE OF INSPECTION:** 8<sup>th</sup> April 2021

**DATE OF VALUATION:** 8<sup>th</sup> April 2021

## **VALUATION:**

In my opinion, the unencumbered Market Value of the property as at the 8<sup>th</sup> April 2021, subject to it having good and marketable title is assessed at:

**\$315,000.00 (Three hundred and fifteen thousand dollars)**



**Jade Harley**  
**B. Bus (R.P.V.A)**  
**Registered Valuer No 2173**

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I. Current Title Search

## PROPERTY REPORT

### PROPERTY LOCATION:

The property is located at 7/15 James Edward Street, Richlands, Qld, 4077

### INSTRUCTIONS:

Instructions were received from:

Leonid Danyushevsky

### PURPOSE OF VALUATION:

This valuation has been prepared on specific instructions from Leonid Danyushevsky and is to be relied upon by Leonid Danyushevsky and the Australian Taxation Office for superannuation purposes. This report is not to be relied upon by any other person or for any other purpose. We accept no liability to third parties nor do we contemplate that this report will be relied upon third parties. We invite other parties who may come into possession of this report to seek Underwriters written consent to them relying on this report. We reserve the right to withhold our consent or to review the contents of this report in the event that our consent is sought.

### DEFINITIONS:

The Market Value of the property is defined as the estimated amount which the freehold interest in the property being valued might reasonably be expected to realise on the date of valuation in an exchange between a willing vendor and a willing purchaser in an arms length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion.

In accordance with established practice the subject property is valued having regard to its "highest and best use" which is defined as the most economically feasible use of the land which is legally permissible and physically possible.

It is further advised that this valuation is an assessment of the fee simple of the property on the basis that it is vacant and unencumbered. No account has been taken of any higher price that might be paid by a purchaser with a special interest.

The valuer declares that she is registered in Queensland in accordance with the "Valuer's Registration Act" and has no pecuniary interest, past present or prospective in the subject property and that this valuation is free of any bias.

**REGISTERED OWNER:**

Danyushevsky Custodian Pty Ltd A.C.N. 161 082 293

**REAL PROPERTY DESCRIPTION:**

Lot 7 on Survey Plan 240103

**TITLE REFERENCE:**

No. 50836217

**EASEMENTS:**

At the time of the title search there were no easements registered on the title.

**LOCAL AUTHORITY:**

Brisbane City Council

**LOCATION:**

Richlands is situated approximately 14 radial kilometres south west of the Brisbane Central Business District.

**MICRO:**

The property is located on James Edward Street approximately 15 radial kilometres south west of the Brisbane Central Business District. The surrounding development consists of low and medium density residential properties.

**ROADS AND ACCESS:**

James Edward Street is a two-lane road with bitumen sealed carriageway with concrete formed kerbing and channelling.

**TOPOGRAPHY:**

The allotment is an inside parcel. The land is fairly level.

## **SERVICES AND AMENITY:**

Reticulated water, sewerage, electricity and telephone services are connected to the property. A Local Authority refuse disposal service is also provided.

## **IMPROVEMENTS:**

Erected on the land is a townhouse with internal access to a single garage. The townhouse comprises three bedrooms, a combined lounge and dining room with open plan kitchen, two bathrooms, a toilet and a laundry.

The foundations are concrete. The floors are concrete to the lower level and particle board to the upper level. The floor coverings include a mixture of carpet and ceramic tiles. The external walls are brick and cladding. The internal walls and ceilings are plasterboard. The roof is tiled.

The kitchen includes an electric under bench oven, four bench top hotplates and a range hood. Other features include a double bowl stainless steel sink, floor mounted and overhead cupboards, a breakfast bar, pantry, 'Westinghouse' dishwasher and a broom cupboard.

The main bathroom comprises a shower over bath with ceramic tiled surrounds, a lowset toilet suite, a floor mounted vanity basin to cupboards and drawers, three towel rails and a mirror.

The ensuite comprises a shower over bath with ceramic tiled surrounds, a lowset toilet suite, a floor mounted vanity basin to cupboards, three towel rails and a mirror.

Other features include air conditioning, ceiling fans, built-in wardrobes and a balcony.

The complex includes a gym.

## **GROUND IMPROVEMENTS:**

Ground improvements consist of a concrete driveway, tilt-up clothesline, partly covered entertainment area and small timber retaining walls. The fences are timber palings to timber posts and rails.

## **BASIS OF VALUATION**

### **METHODOLOGY:**

The primary method of valuation of this property and adopted for this assessment was the Direct Comparison Method which involves the comparison of the property with local market evidence.

**SALES EVIDENCE:**

Address	Sale Price	Date	Comments
168/25 Farinazzo Street, Richlands	\$304,000	02/21	Smaller 3 bedroom two level townhouse with two bathrooms (including an ensuite) and a single garage. Larger complex. Inferior.
224/25 Farinazzo Street, Richlands	\$307,500	12/30	Smaller 3 bedroom two level townhouse with two bathrooms (including an ensuite) and a single garage. Larger complex. Inferior.
227/25 Farinazzo Street, Richlands	\$310,000	12/20	Slightly smaller 3 bedroom two level townhouse with two bathrooms (including an ensuite) and a single garage. Larger complex. Inferior.
46/40 Kathleen Street, Richlands	\$342,000	10/20	Larger 3 bedroom two level townhouse with two bathrooms and a double garage. Pool in complex. Superior overall.
51/36 Kathleen Street, Richlands	\$358,000	10/20	Larger 3 bedroom two level townhouse with two bathrooms and a double garage. Pool in complex. Superior overall.

**LIMITATIONS:**

No soil analysis or geographical studies were ordered or carried out in conjunction with this report.

Substances such as asbestos, chemical or toxic waste, or other potentially hazardous materials could adversely affect the value of the property. Unless stated otherwise in our report, the existence or extent of hazardous substances, which may or may not be present on or in the property, was not considered by us in making our assessment. The value is assessed by us is on the assumption that there is no material within the property that would cause a loss in value. No responsibility is accepted or assumed with regard to the existence or otherwise of any such conditions and the recipient of this report is advised that the valuer is not qualified to detect such substances. We would require separate instructions together with appropriate engineering advice to enable us to identify the existence and extent of such substances, quantify the impact on values or estimate the remedial cost. We have carried out an inspection of exposed and readily accessible areas of the improvements. However, the Valuer is not a building construction or structural expert and is therefore unable to certify the structural soundness of the improvements. Readers of this Report should make their own enquiries.

The source of all sales used in this report is RP Data unless specifically stated otherwise. If sales relied upon from the named sources turn out to be false in any way please notify me and I will amend the valuation accordingly.

Due to privacy issues and trespass laws, internal inspections of sale properties have not been carried out. I have relied on information given to me by RP Data or agents, as specified, and an external inspection.

It is assumed that all improvements fully comply with local authority and statutory requirements unless it is specifically stated that I have knowledge to the contrary.

This valuation has been prepared on the basis that full disclosure of all information and facts which may effect the valuation have been made to us by all parties and we cannot accept any liability or responsibility whatsoever for the valuation unless such full disclosure has been made.

This valuation is for the use only of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party may use or rely on the whole or any part of the content of this valuation.

This valuation is current at the date of valuation only. The value assessed herein may change significantly and unexpectedly over a relatively short period of time (including as a result of general market movements or factors specific to the particular property). We do not accept liability for losses arising from such subsequent changes in value. Without limiting the generality of the above comment, we do not assume any responsibility or accept any liability where this valuation is relied upon after the expiration of 3 months from the date of valuation, or such earlier date if you become aware of any factors that have any effect on the valuation.

#### Market Uncertainty

The outbreak of the Novel Coronavirus (COVID-19) was declared as a 'Global Pandemic' by the World Health Organisation on 11 March 2020.

We have seen global financial markets and travel restrictions and recommendations being implemented by many countries, including Australia.

The real estate market is being impacted by the uncertainty that the COVID-19 outbreak has caused. Market conditions are changing daily at present. As at the date of valuation we consider that there is a significant market uncertainty.

This valuation is current at the date of valuation only. The value assessed herein may change significantly and unexpectedly over a relatively short period of time (including as a result of factors that the Valuer could not reasonably have been aware of as at the date of valuation),

We do not accept responsibility or liability for any losses arising from such subsequent changes in value.

Given the valuation uncertainty noted, we recommend the user(s) of this report review this valuation periodically.

CURRENT TITLE SEARCH  
DEPARTMENT OF RESOURCES, QUEENSLAND

Request No: 36853796

Search Date: 09/04/2021 05:12

Title Reference: 50836217

Date Created: 20/01/2011

Previous Title: 50819146

REGISTERED OWNER

Dealing No: 715119504 03/06/2013

DANYUSHEVSKY CUSTODIAN PTY LTD A.C.N. 161 082 293  
TRUSTEE  
UNDER INSTRUMENT 715119504

ESTATE AND LAND

Estate in Fee Simple

LOT 7 SURVEY PLAN 240103  
Local Government: BRISBANE CITY  
COMMUNITY MANAGEMENT STATEMENT 42188

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by  
Deed of Grant No. 10300083 (POR 353)
2. MORTGAGE No 715119505 03/06/2013 at 16:11  
WESTPAC BANKING CORPORATION A.B.N. 33 007 457 141

ADMINISTRATIVE ADVICES - NIL  
UNREGISTERED DEALINGS - NIL

Caution - Charges do not necessarily appear in order of priority

\*\* End of Current Title Search \*\*

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Requested By: D-ENQ EQUIFAX