

WE107S
Permanent



REQUEST FOR AN ESTIMATE OF SELLING PRICE

~~I/We~~ Nigel Philip WEIS

the requesting party

of 4 Willow Street Warwick Qld 4370

request an estimate of selling price of the property known and situated at:

Lot 1 First Avenue Morgan Park Warwick Qld 4370 Described as Lot 1 on SP 157955 County: Merivale Parish:
Rosenthal Area: 4047 sq metres in the Names of Philip Martin WEIS & Joyce Elizabeth WEIS

In requesting the estimate of selling price ~~I/we~~ understand and acknowledge that:

1. It is an estimate only of the selling price of the property as at the date the estimate is made.
2. The estimate of selling price is not a sworn valuation nor can it be relied on as such.
The agent is not a licensed valuer and the estimate of selling price is an opinion only based on comparable sales in the general vicinity of the property.
3. The estimate of selling price is merely an indication of market price whereas real market price can only be determined by the amount a willing buyer is actually prepared to pay for the property.
4. The accuracy of any information obtained from a third party and used in preparation of the estimate of selling price cannot be guaranteed. All information / documentation referred to in the Estimate of Selling Price (under the heading Comparable Sales Information / Comments) is given in good faith and derived from third party sources. However, we do not make any representation or warranty of any kind as to the accuracy or completeness of this information / documentation obtained from the third party sources. We have not produced, checked for accuracy or otherwise verified it. We are not responsible for any damage or loss sustained by the requesting party and any other party that may arise from the documentation / information provided. We give no guarantees, and make no representations, and shall have no liability to the requesting party or any other party, for any information / documentation obtained from third party sources.
5. There are a number of variables which may affect the estimate of selling price which have not been taken into account when preparing the estimate. These include, but are not limited to:
 - (a) interest rates
 - (b) changes in zoning and planning classifications
 - (c) changes in Government policy and legislation
 - (d) general state of the economy
 - (e) local market fluctuations
 - (f) amount of exposure of the property by advertising and inspection
 - (g) adverse conditions on the day of sale e.g. weather
 - (h) changes to amenities in the area
 - (i) changes to the property itself or neighbouring properties.
6. The estimate will be prepared solely for the information of the requesting party and no responsibility is accepted should the estimate or any part thereof be incorrect or incomplete in any way.
7. The requesting party confirms that he / she has read and understood the above terms and conditions, and the content and disclaimer on the 'Estimate of Selling Price' document, and that he / she agrees to be bound by this.

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The requesting party agrees that he / she shall not rely on the information contained in the Estimate of Selling Price document. He / she acknowledges that we are not licensed valuers and that the estimate is a guide only. He / she must make their own enquiries before altering their financial position or incurring any financial obligation.

DATED the 5th day of February 2008
month year

SIGNED by



ESTIMATE OF SELLING PRICE OF REAL ESTATE

Accredited Agency

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This estimate of selling price is given pursuant to the request by, the requesting party; *Nigel Philip WEIS*

dated the 5th day of February 2008
month year

in respect of the property known and situated at:

*Lot 1 First Avenue Morgan Park Warwick Qld 4370 Described as Lot 1 on SP 157955 County: Merivale Parish: Rosenthal Area: 4047 sq metres in the Names of Philip Martin WEIS and Joyce Elizabeth WEIS
The allotment is located on the corner of Kenilworth St and First Ave. in a mostly undeveloped industrial area about 3.5 kms south-east of the CBD and close to the current Warwick Industrial Estate. There is bitumen road access to the block from Kenilworth St. but no kerbing & channelling. First Avenue is a gazetted but unformed road at present.*

This estimate is subject to the conditions and warranties contained in the attached Request of Estimate of Selling Price.

I estimate the selling price of the property to be \$ 65,000-- ~~between~~
\$ ***** and \$ *****

Comparable Sales Information/Comments

The information / documentation and material facts upon which I base this estimate is as follows
Copies of these ~~are attached~~ / not attached

*There have been very limited number of sales of similar, undeveloped vacant land in this location.
Lot 93 2nd Ave Morgan Park: Vacant Land - Area: 2428sq metres Sold for \$50455 on 9/11/2007
Lots 88 & 89 Cnr 1st Ave & 2nd Ave Morgan Park - Vacant Land Area 3036 sq metres Sold for \$40000 on 19 /10/2006
Lot 58 North Ave. Morgan Park. 1012 sq metre allotment with dilapidated cottage. Sold for \$20,000 on 19/10/2006*

FILED

N. Cahon (LICENSED REAL ESTATE AGENT)
Signed for and on behalf of

McCahon & Co (Warwick) Pty Ltd
(Agent)

DISCLAIMER

This Estimate of Selling Price has been prepared solely for the information of the requesting party only. It is not intended to be used by any third party. This estimate as to the value of the property is an opinion only given in good faith and based on our experience of the market and comparable sales. We are not licensed valuers. The Real Estate Agent, their directors, employees and agents do not give any warranty as to the accuracy of the estimate, nor do they accept any responsibility arising in any way, including negligence, from the estimate. They do not accept any liability for any loss or damage, howsoever caused, as a result of any party relying on the estimate in whole or in part. If you intend to rely on this estimate, you should satisfy yourself as to its correctness and obtain an independent opinion.

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MAXWELL & McMENIMAN

SOLICITORS

Partners
Neil Maxwell
Geoff McMeniman

Office Address
33 Guy Street
Warwick
Queensland
Australia
Telephone: (07) 4661 8822

Postal Address
PO Box 200
Warwick Q 4370 Australia
Facsimile: (07) 4661 8833
Email: law@maxmen.com.au
ABN 20 936 828 301

Mr PM & Mrs JE Weis
9 Christole Court
CARINA QLD 4152

Date : 28 March 2008
Our Ref : VS:RB:80277

Dear Mr & Mrs Weis

Re: PM & JE Weis ATF sale to N & H Weis ATF and GR, SD, CH & FJ Buckland as trustee
Property at Lot 1 First Avenue, Morgan Park

We advise that settlement of the above matter was effected on 19 March 2008.

We enclose herewith the National Bank deposit receipt for the settlement funds credited to your account.

Yours faithfully
MAXWELL & McMENIMAN

Per 



Complete if receipt required

Date 19/3/2008
Bank
Branch/BSB no. 084 115
Account type (please tick)
 Cheque/account
 Savings account
 Other account
 National Credit Card
Account name
PM + JE Weis
Account or Flexi/Credit Card no.
644 612



Total deposit amount
\$ 65,000.00