

IntelliVal Automated Valuation Estimate

Prepared on 05 July 2021

Elizabeth Meiklejohn
CoreLogic®

20/41-43 Beeston Street Teneriffe QLD 4005

Estimated Value:

\$560,000

Estimated Value Confidence:



Estimated Price Range:

\$458,000 - \$659,000

Property Attributes:



Year Built

2012



Land Area

74m²



Property Type

Unit



Land Use

Building Units (Primary Use Only)



Development Zoning

Not zoned

**\$30k increase from last year
See below email from client
confirming value**

See T1 for Bare Trust deed

No photo available

Sales History

Sale Date	Sale Price	Sale Type
23 Nov 2011	\$540,000	Normal Sale

Estimated Value as at 28 June 2021. An automated valuation model estimate (Estimated Value) is a statistically derived estimate of the value of the subject property. An Estimated Value must not be relied upon as a professional valuation or an accurate representation of the market value of the subject property as determined by the valuer.

For further information about confidence levels, please refer to the end of this document.

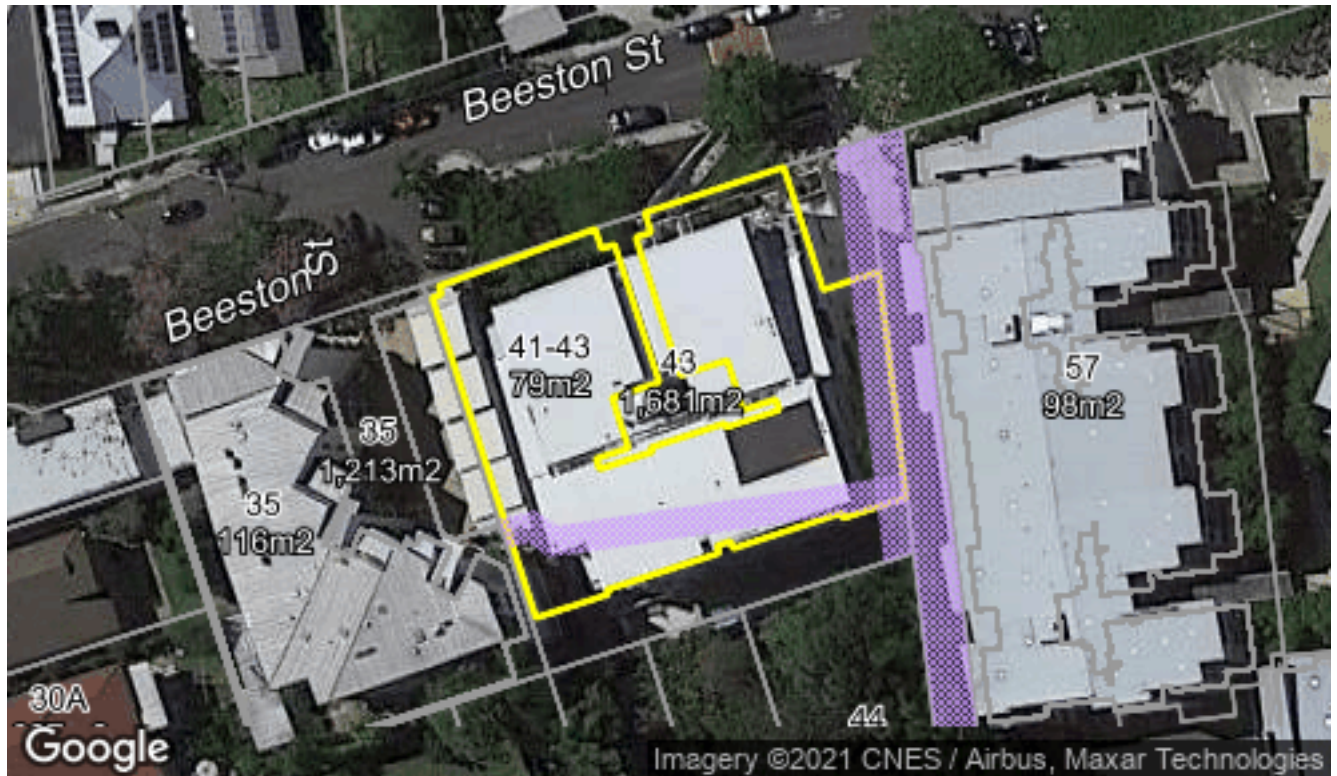
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20/41-43 Beeston Street Teneriffe QLD 4005



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Location Highlights



CoreLogic IntelliVal Automated Valuation Estimate

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20/41-43 Beeston Street Teneriffe QLD 4005



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Recently Sold Properties



No photo
available



-



2



-



138m²

9/64 Barton Road Hawthorne
QLD 4171

Sold Price: \$622,000

Sold Date: 27 March 2021

Distance from Subject: 1.2km

Features: Lmr2 Low-Medium Density Residential
(2 Or 3 Storey Mix)



1



1



1



92m²

146/71 Beeston Street Teneriffe
QLD 4005

Sold Price: \$500,000

Sold Date: 21 December 2020

Distance from Subject: 0.1km

Features: SW, Lmr3 Low-Medium Density
Residential (Up to 3 Storeys), 1 No of Study
Rooms, 1 No. Floor Levels Inside Unit



1



1



1



92m²

163/71 Beeston Street Teneriffe
QLD 4005

Sold Price: \$525,000

Sold Date: 09 February 2021

Distance from Subject: 0.1km

Features: W, Lmr3 Low-Medium Density
Residential (Up to 3 Storeys), 1 No. Floor Levels
Inside Unit



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20/41-43 Beeston Street Teneriffe QLD 4005



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1	1	1	129m ²

33/68 Beeston Street Teneriffe QLD 4005

Sold Price: \$480,000

Sold Date: 21 October 2020

Distance from Subject: 0.1km

Features: NE, Lmr3 Low-Medium Density Residential (Up to 3 Storeys), Floorboards, 1 No of Study Rooms, 1 No. Floor Levels Inside Unit,



1	1	1	120m ²

8/46 Chermside Street Teneriffe QLD 4005

Sold Price: \$540,000

Sold Date: 17 April 2021

Distance from Subject: 0.4km

Features: NW, Mdr Medium Density Residential, Dishwasher, 1 No. Floor Levels Inside Unit



1	1	1	60m ²

56/36 Vernon Terrace Teneriffe QLD 4005

Sold Price: \$477,500

Sold Date: 20 February 2021

Distance from Subject: 0.5km

Features: NW, Mdr Medium Density Residential, 1 No. Floor Levels Inside Unit, 2005 Year Building Refurbished

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Teneriffe Insights: A Snapshot



Houses

Median Price

\$1,921,386

	Past Sales	Capital Growth
2021	28	↑ 19.34%
2020	25	↓ 0.37%
2019	27	↓ 3.02%
2018	27	↓ 2.76%
2017	17	↑ 19.59%

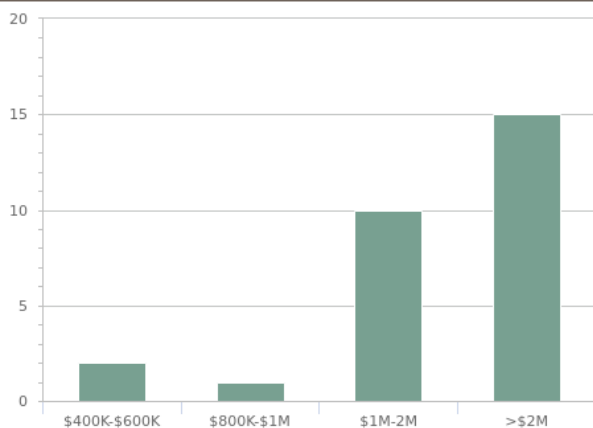
Units

Median Price

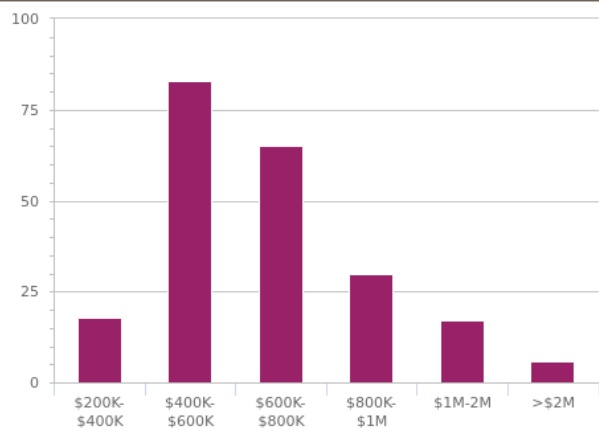
\$651,939

	Past Sales	Capital Growth
2021	219	↑ 6.47%
2020	190	↑ 5.74%
2019	144	↓ 0.43%
2018	162	↓ 1.08%
2017	196	↓ 4.62%

House Sales by Price (Past 12 Months)



Unit Sales by Price (Past 12 Months)



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An Estimated Value is generated (i) by a computer driven mathematical model in reliance on available data; (ii) without the physical inspection of the subject property; (iii) without taking into account any market conditions (including building, planning, or economic), and/or (iv) without identifying observable features or risks (including adverse environmental issues, state of repair, improvements, renovations, aesthetics, views or aspect) which may, together or separately, affect the value.

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How to read Estimated Value

The Confidence is based on a statistical calculation as to the probability of the Estimated Value being accurate compared to market value. An Estimated Value with a 'High' confidence is considered more reliable than an Estimated Value with a 'Medium' or 'Low' confidence. The Confidence is a reflection of the amount of data we have on the property and similar properties in the surrounding areas. Generally, the more data we have for the local real estate market and subject property, the higher the Confidence level will be. Confidence should be considered alongside the Estimated Value.

Confidence is displayed as a colour coded range with red representing low confidence, through to amber which represents medium confidence to green for higher confidence.



For more information on estimated values: <https://www.corelogic.com.au/estimated-value-faqs>

If you have any questions or concerns about the information in this report, please contact our customer care team.

Within Australia: **1300 734 318**
Email Us: **customercare@corelogic.com.au**

CURRENT TITLE SEARCH
QUEENSLAND TITLES REGISTRY PTY LTD

Request No: 37976939

Search Date: 23/07/2021 17:07

Title Reference: 50878554

Date Created: 03/05/2012

Previous Title: 12462070

REGISTERED OWNER

Dealing No: 714542187 02/07/2012

MIDGLEY AND LYNCH CUSTODIAN PTY LTD A.C.N. 153 848 938 Bare Trustee

ESTATE AND LAND

Estate in Fee Simple

LOT 20 SURVEY PLAN 222695
Local Government: BRISBANE CITY
COMMUNITY MANAGEMENT STATEMENT 43584

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 19553228 (ESA 53)
2. MORTGAGE No 714542188 02/07/2012 at 12:34
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 GLOBALX

Brenda Wishey

From: Neil Midgley <Neil.Midgley@hahnhealthcare.com.au>
Sent: Tuesday, 17 August 2021 8:35 PM
To: Brenda Wishey
Subject: RE: MIDGLEY & LYNCH SUPERANNUATION FUND - 2021 Documentation Request
Attachments: OnePath.pdf; Macquarie 2 of 2.pdf; Macquarie 1 of 2.pdf; MBL 1 of 2.pdf; MBL 2 of 2.pdf; Early Release Superannuation Approval_myGov_7119397874450.pdf; Hyde EOFY statement.pdf; UrbanUtilities 2021.pdf; NOTICE OF CONTRIBUTION LEVIED.pdf; OnePath early release etc.pdf

Please find attached the requested documents.
Those in yellow I have attached.

Hope that's everything

Neil

Alas \$560 is probably the price point at present, unfortunately there was a divorce settlement sale in the block a few months ago, so until another sells all units in the block are undervalued.

Thanks Neil

Kind Regards

Neil Midgley

Client Engagement Lead

Hahn Healthcare

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Website www.hahnhealthcare.com.au **Email** neil.midgley@hahnhealthcare.com.au

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From: Brenda Wishey <BrendaW@virtusuper.com.au>
Sent: Tuesday, 17 August 2021 2:21 PM
To: Neil Midgley <Neil.Midgley@hahnhealthcare.com.au>
Subject: RE: MIDGLEY & LYNCH SUPERANNUATION FUND - 2021 Documentation Request

Hi Neil

I know that I sent the original email below out very early this year.

Are you able to put together the requested documentation and send it through to me?

Kind regards
Brenda

Brenda Wishey
Senior Accountant

PS – We are always open for new business so please pass on our details to any friends, family or colleagues whom would benefit from our services.



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From: Brenda Wishey
Sent: Monday, 5 July 2021 12:48 PM
To: Neil Midgley <Neil.Midgley@hahnhealthcare.com.au>
Subject: MIDGLEY & LYNCH SUPERANNUATION FUND - 2021 Documentation Request

Afternoon Neil & Karen

It is that time again to request your documentation to assist with the preparation of the annual return and financials for the SMSF. As the 2020 tax return is late being lodged, the ATO has brought forward the lodgement date for the 2021 annual return to the 1st of November 2021.

It would be beneficial to have the 2021 annual return lodged asap to show the significant reduction in the loan balance as at 30th June 2021

Below is a list of what we will require:

- a. Macquarie Bank Limited Bank statement showing the closing balance as at 30th June 2021
- b. MBL Loan Statements for the period 1st July 2020 to 30th June 2021
- c. One Path Insurance Premium Renewal Notices for both Neil & Karen. (Showing policy owner, person insured, type of insurance, premium)
- d. Hyde Apartments Financial Year Summary for period ending 30th June 2021
- e. Copy of invoices for property expenses: rates, water, insurance & body corp fees
- f. We have requested an Automated Property Valuation for the unit, which suggests a market value of \$560,000 for the property (\$530k for 2020). Do you believe this is a fair representation for the unit?
- g. Early Release Authority Form for Neil \$8,000.

If you have any questions in relation to the above, please contact us.

Kind regards
Brenda