

	Client:	MIDGLEY AND LYNCH SUPER FUND	Account:	Property
	Client Code:	MID1351	<i>Prepared By</i>	BW
Item:	Property		<i>Reviewed By</i>	
Balance Date:	30/06/2019			

Property Valuation Summary

Lot 20, Hyde Apartments, 41-47 Beeston Street, Newstead Q				
	Contract Date: 23 November 2011			
	Settlement Date: 22 June 2012			
	Revalued: 30 June 2019 (RP Data)		\$ 540,000	
	Contract Price			540,000.00
14/05/2012	Office of State Revenue	Stamp Duty		17,325.00
26/06/2012	McColmMatsigner Lawyers	Legal Fees		2,910.48
30/03/2012	Inspection			320.00
12/06/2012	Kalyans Lawyers	Legal Fees		137.50
				450.02
				561,143.00
30/06/2012	Unrealised movement			4,331.00
30/06/2012	Balance at 30 June 2012			565,474.00
10/04/2013	Capital Improvement - Furniture Package			1,974.90
30/06/2014	Unrealised movement			(1,974.90)
27/10/2014	Capital Improvement - Furniture			2,123.90
30/06/2015	Unrealised movement			(2,123.90)
23/06/2016	Unrealised movement			(25,474.00)
	Balance at 30 June 2019			\$ 540,000.00
	Note:			
	Unrealised movement from 2012 comes from depreciation and capital works deductions claimed.			

CURRENT TITLE SEARCH

NATURAL RESOURCES, MINES AND ENERGY, QUEENSLAND

Request No: 29964809

Search Date: 09/11/2018 10:27

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

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

CERTIFICATE OF TITLE ISSUED - No

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

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Requested By: D-ENQ PROPERTY & TITLE SEARCH

IntelliVal for Professionals Automated Valuation Estimate

Prepared on 21 April 2020



20/41-43 Beeston Street Teneriffe QLD 4005

Lot/Plan: 20/SP222695

Estimated Value:

\$515,661

FSD*: (Forecast Standard Deviation)

17%

Estimated Price Range:

\$427,999 - \$603,323

Property Attributes:



Year Built

-



Land Area

74m²



Property Type

Unit



Land Use

Building Units (Primary Use Only)



Development Zoning

Not zoned

Sales History

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

Estimated Value as at 20 April 2020. 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.

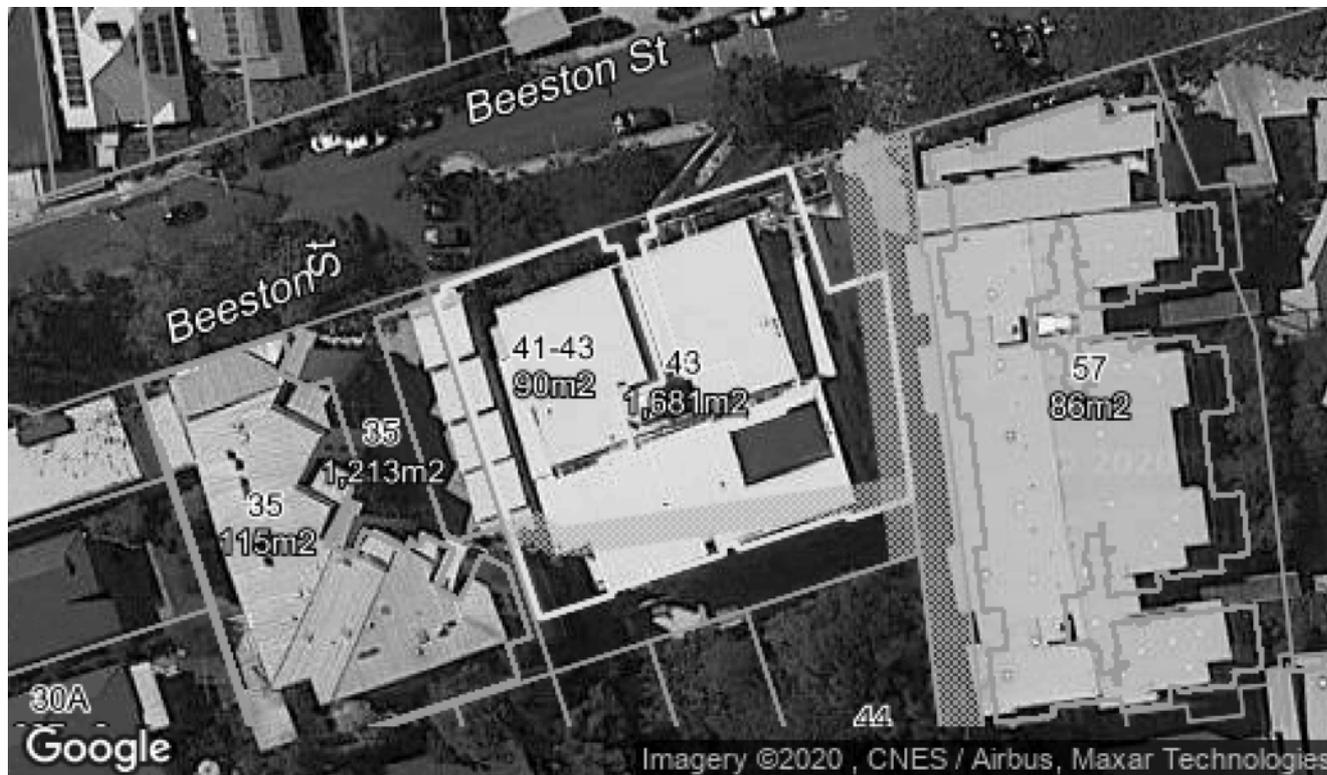
A Forecast Standard Deviation is an estimate of the variation between the modelled estimate and the market value of a property. A smaller FSD indicates that our estimate of value is likely closer to the true market value of a property than a larger FSD.

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

CoreLogic IntelliVal for Professionals Automated Valuation Estimate

Prepared on 21 April 2020

Location Highlights



20/41-43 Beeston Street Teneriffe QLD 4005



Prepared on 21 April 2020

Recently Sold Properties



- - - 86m²

**308/57 Beeston Street
Teneriffe QLD 4005**

Sold Price: \$590,000

Sold Date: 06 February 2020

Distance from Subject: 0km

Features: Lmr3 Low-Medium Density Residential (Up to 3 Storeys)



- - - 124m²

**4/31 Jenolan Avenue
Hawthorne QLD 4171**

Sold Price: \$497,000

Sold Date: 26 October 2019

Distance from Subject: 1.1km

Features: -



1 1 1 91m²

**335/57 Beeston Street
Teneriffe QLD 4005**

Sold Price: \$467,500

Sold Date: 10 May 2019

Distance from Subject: 0km

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

CoreLogic IntelliVal for Professionals Automated Valuation Estimate

20/41-43 Beeston Street Teneriffe QLD 4005



Prepared on 21 April 2020



1 1 1 79m²

251/71 Beeston Street Teneriffe QLD 4005

Sold Price: \$460,000

Sold Date: 01 May 2019

Distance from Subject: 0.1km

Features: S, Lmr3 Low-Medium Density Residential (Up to 3 Storeys), 3 Floor Level Of Unit, Stainless Steel Appliances, 1 No of Study



1 1 - 79m²

273/71 Beeston Street Teneriffe QLD 4005

Sold Price: \$450,000

Sold Date: 09 September 2019

Distance from Subject: 0.1km

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



1 1 1 92m²

135/71 Beeston Street Teneriffe QLD 4005

Sold Price: \$470,000

Sold Date: 13 September 2019

Distance from Subject: 0.1km

Features: NW, Air-Conditioning, Lmr3 Low-Medium Density Residential (Up to 3 Storeys), Granite Bench Tops, Stainless Steel Appliances, 1

CoreLogic IntelliVal for Professionals Automated Valuation Estimate

20/41-43 Beeston Street Teneriffe QLD 4005

Prepared on 21 April 2020

Teneriffe Insights: A Snapshot



Houses

Median Price

\$1,596,043

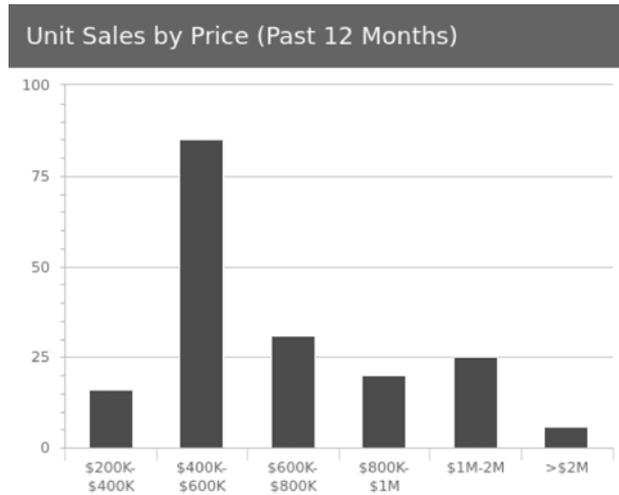
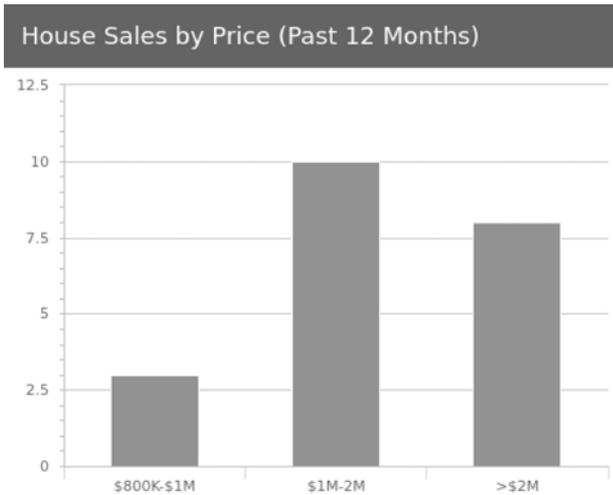
	Past Sales	Capital Growth
2020	21	↑ 1.46%
2019	29	↓ 7.35%
2018	28	↓ 0.81%
2017	13	↑ 16.86%
2016	28	↓ 2.13%

Units

Median Price

\$607,173

	Past Sales	Capital Growth
2020	184	↑ 0.82%
2019	140	↑ 3.14%
2018	180	↓ 0.37%
2017	189	↓ 4.86%
2016	222	↓ 0.88%



CoreLogic IntelliVal for Professionals Automated Valuation Estimate

Prepared on 21 April 2020

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Within Australia: **1300 660 051**

Please do not hesitate to contact us via <https://valstatus.rpdata.com> if you have any questions about this notification.

Qty	Description	Expected Availability (approx.)	Unit	Total Incl. GST
-----	-------------	---------------------------------	------	-----------------

	Sub Total	\$2,348.85
	Delivery	75.00
Includes GST	Order Total	\$2,423.85
	Balance to pay	2,178.85

Purchase Order #

CUSTOMERS, PLEASE NOTE

- Please retain this Sales Order.
 - See in-store & www.supermart.com.au for warranty terms.
 - Special or made to order items require payment of a non-refundable surcharge. See in store for surcharge amount. If goods are purchased on finance terms, the surcharge amount must be paid separately by cash, EFTPOS or credit card.
 - Your personal details (including email address and mobile no.) may be collected and used for a variety of purposes. See our Privacy Policy at: www.supermart.com.au/customer-service/privacy.
 - Goods cannot be stored by us due to limitations of space.
 - Quoted delivery times are accurate at the date of order, but may change for reasons outside our control.
 - All goods ordered must be delivered/collected immediately upon receiving advice (by telephone, email or sms) that they are available for collection or delivery.
 - For conditions of delivery see www.supermart.com.au/delivert/terms.
 - **CANCELLATION OF ORDERS AND CHANGE OF MIND**
 - See our Refunds and Returns Policy at: www.supermart.com.au/customer-service/returns
 - Cancellation fee of \$50.00 is payable for orders cancelled within 48 hours.
 - Cancellation fee of 10% is payable for orders cancelled after 48 hours.
 - All orders require payment of a minimum 10 % deposit.
 - If you request that delivery of your order be delayed ("Deferred Order"), then:
 - monthly payments of not less than 5% of the total price are required
 - delivery may only be deferred for a maximum of six months.
 - Your Deferred Order may be cancelled by us if you fail to:
 - pay the minimum deposit
 - make the required monthly minimum payments
 - pay in full and accept the goods within 6 months of the order.
- A termination fee of 10% is payable for cancellation of Deferred Orders.

Special Messages:

SETTLEMENT STATEMENT

MATTER:	MIDGLEY AND LYNCH CUSTODIAN PTY LTD PURCHASE FROM KENLYNN PROPERTIES HOLDINGS NO 2 PTY LTD
PROPERTY:	LOT 20, HYDE APARTMENTS, 41-47 BEESTON STREET, NEWSTEAD
SETTLEMENT DATE:	22 JUNE 2012
ADJUSTMENT DATE:	17 MAY 2012
SETTLEMENT PLACE:	NAB, LEVEL 15, 100 CREEK STREET, BRISBANE
SETTLEMENT TIME:	3.30 PM

		Amount (\$)
CONTRACT PRICE		\$540,000.00
LESS DEPOSIT	-	\$54,000.00
		\$486,000.00
LESS SELLERS RELEASE OF MORTGAGE FEE	-	\$132.50
		\$485,867.50
PLUS LAND TAX ADJUSTMENT Period from 01/07/2011 to 30/06/2012 \$43,499.99 x 154/7,865 (interest lot entitlement) x 44 days / 366 days =	+	\$102.40
		\$485,969.90
PLUS BODY CORPORATE For Period 03/05/2012 to 31/07/2012 = 89 days \$968.50 Adjusted as Paid Buyer allows 75 days For period 17/05/2012 to 31/07/2012	+	\$816.15
		\$486,786.05
PLUS BODY CORPORATE INSURANCE PREMIUM – FIRST YEAR For Period 03/05/2012 to 03/05/2013 = 366 days \$11130.00 Unit entitlement 154/7865 Adjusted as Paid Buyer allows 351 days For period 17/05/2012 to 03/05/2013	+	\$209.00
		\$486,995.05
LESS INTEREST EARNED ON INVESTED DEPOSIT	-	\$743.02
		\$486,252.03
PLUS DEFAULT INTEREST AT 14 % from 31 May 2012 to settlement (22 June 2012) = \$4,288.99 HOWEVER after 50 % reduction of default interest allowed by seller on the basis of settlement being effected on 22 June 2012	+	\$2144.91
		\$488,396.94
PLUS RATES ADJUSTMENT - see below	+	\$93.29
		\$488,490.23
CONTRACT BALANCE	=	\$488,490.23

CHEQUE DETAILS		Amount (\$)
Bank Cheque	Body Corporate for Hyde Apartments CTS 43584	\$968.50
Bank Cheque	Kenlynn Properties Holdings No 2 Pty Ltd	\$29,986.93
Bank Cheque	NAB cr a/c Kenlynn Properties Holdings No 2 Pty Ltd	\$457,350.35
Bank Cheque	Brisbane City Council	\$184.45
	TOTAL	\$488,490.23

DOCUMENTS TO BE PROVIDED BY SELLER AT SETTLEMENT

- 1 Form 1 and Form 24 (if not provided prior to settlement for stamping purposes)
- 2 All keys and remotes for the property currently in the seller's possession (if not already handed to the agents / property managers)
- 3 Release of Mortgage 713963420
- 4 NAB Deed of Release of Security Interest

DOCUMENTS TO BE PROVIDED BY BUYER AT SETTLEMENT

- 1 Form 8 Information for Body Corporate for sending to body corporate by seller's solicitors
- 2 Letter addressed to Deposit Holder authorising release of deposit monies at settlement (if applicable)

ADDITIONAL INFORMATION

No retention of funds required at settlement

Rates :

Period from 26/04/2012 to 30/06/2012

$\$184.45 \times 44 \text{ days} / 87 \text{ days} = \93.29



McColm Matsinger Lawyers

Level 4
 57 The Esplanade
 Maroochydore Queensland
 P O Box 737
 Maroochydore Q 4558
 Tel: 07 5443 1800
 Fax: 07 5443 7053
 Email: info@mmlaw.com.au
 Web: www.mmlaw.com.au

Midgley and Lynch Custodian Pty Ltd
 c/- Mr N Midgley & Mrs K Lynch
 7 Padua Place
 BOONDALL QLD 4034

ABN: 50 448 655 928

Trust Account Statement

For Period : All
 Trust Account : McColm Matsinger Trust A/C, ANZ 014 650 350570193

Matter no. 311574
Purchase from Kenlynn Properties Holdings of Lot 20 Hyde Apartments
Midgley and Lynch Custodian Pty Ltd, ACN 153 848 938
7 Padua Place
BOONDALL QLD 4034

Date	Reference	Paid To / Received From Journalled To/From Reason	Withdrawal Amount	Deposit Amount	Balance
14/05/2012	Rec006360	Received From: Midgley and Lynch Custodian Pty Ltd c/- Mr N Midgley & Mrs K Lynch 7 Padua Place BOONDALL QLD 4034 Reason: On Account of Anticipated Costs & Outlays		\$4,102.53	\$4,102.53
14/05/2012	Rec006361	Received From: Midgley and Lynch Custodian Pty Ltd c/- Mr N Midgley & Mrs K Lynch 7 Padua Place BOONDALL QLD 4034 Reason: On Account of Stamp Duty		\$17,325.00	\$21,427.53
15/05/2012	Pay201321	Paid To: Office Of State Revenue Reason: Stamp Duty on Contract of Sale	\$17,325.00		\$4,102.53
20/06/2012	Rec006456	Received From: Mr N Midgley 7 Padua Place BOONDALL QLD 4034 Reason: Balance of Settlement Funds		\$85,000.00	\$89,102.53

Trust Account Statement

For Period: All

Trust Account: McColm Matsinger Trust A/C, ANZ 014 650 350570193

Date	Reference	Paid To / Received From Journaled To/From Reason	Withdrawal Amount	Deposit Amount	Balance
20/06/2012	Rec006457	Received From: Mr N Midgley 7 Padua Place BOONDALL QLD 4034 Reason: Balance of Settlement Funds		\$5,000.00	\$94,102.53
21/06/2012	Pay201441	Paid To: ANZ: NAB cr a/c Kenlynn Properties Holdings No 2 Pty Ltd Reason: Part settlement funds	\$84,057.38		\$10,045.15
21/06/2012	Pay201443	Paid To: Brisbane City Council Reason: Part settlement funds	\$93.70		\$9,951.45
26/06/2012	Pay201456	Paid To: McColm Matsinger Lawyers Reason: Invoice # 17066 Trust to Office Transfer	\$2,910.48		\$7,040.97
26/06/2012	Pay201459	Paid To: Midgley and Lynch Custodian Pty Ltd 7 Padua Place BOONDALL QLD 4034	\$7,040.97		\$0.00
Account Totals:			\$111,427.53	\$111,427.53	\$0.00



HANDOVERS.COM PTY LTD
A.B.N.83 065 388 641
PO Box 705 REDCLIFFE 4020
Phone 1300 141 041

Web: www.handovers.com
Email: paul@handovers.com
BSA Licence 69903

Tax Invoice

Invoice #: 00012715
Date: 30/03/2012

Page: 1

Bill To:

Midgley, N & Lynch, K
7 Padv Place
Boondall QLD 4034

Description	Amount	Code
1 inspection for Unit 20 41-47 Beeston St Teneriffe by Brady Forsyth on 30.3.12	\$320.00	GST

Internet Banking Details:-

Account Name: Handovers.com
Bank: Bank of Queensland
BSB No: 124013
Account No: 10185696
Please identify payment with invoice number

Please pay on invoice. No statement will be issued.

receipt Thanks

Your Order #:

Customer ABN:

Terms: **NET 7 DAYS**

Thankyou for your business

GST:	\$29.09
Total Inc GST:	\$320.00
Amount Applied:	\$320.00
Balance Due:	\$0.00

KALYANS : Lawyers,

12 June 2012

Mr N E Midgley
BY HAND

Level 3
Toowong Terraces
31 Sherwood Road
Toowong, Brisbane
P O Box 1677
Toowong Qld 4066
T +61 7 3871 0043
F +61 7 3870 4658
E mail@kalyans.com.au
www.kalyans.com.au
ABN 20 979 787 298

Tax Invoice*

Memorandum of Costs and Outlays

Principal:
Vinod Kalyan
LL.M. (U.Q.),
LL.B., B.Com. (Auck)
Senior Associate:
Rinal Kalyan
LL.B., B.Bus (Acc.),
Grad. Dip. L. P. (Q.U.T.)

Re: Independent Legal Advice on Guarantee and Indemnity
Our Ref: VKK: 121266

Our terms of engagement require that our invoices be paid within 14 days of receipt. Therefore, if you have any queries on this Invoice, please contact Vinod Kalyan immediately to discuss.

TO OUR PROFESSIONAL COSTS of:

1. attending you;
2. perusing the facility and security documents;
3. advising you as the above;
4. providing independent legal advice in respect of the Guarantee and Indemnity;

and all incidentals thereto

OUR PROFESSIONAL COSTS [#]	\$	\$
[#] Plus: GST		125.00
Total Amount Payable inc GST		12.50
Less: Paid by you		137.50
Balance		<u>0.00</u>
	\$	<u>137.50</u>

Cheque 00005

With Compliments,
KALYANS

Per:

E. & O. E

Amanda Buckley

From: Neil Midgley
Sent: Friday, 22 August 2014 3:16 PM
To: amanda@coogans.com.au
Subject: FW: Financial Year summary Ending 2014 From Hyde Apartments
Attachments: Statement For The Financial Year Ending 2014 (HT20).pdf

Follow Up Flag: Follow up
Flag Status: Completed

Firstly my apologies I dont use the live.com email address very often these days. Here is the financial statement for the financial year.

Re : the \$1972.90- unit has nice outdoor dining living area- we lost our first tenant rather early in the piece and we were "advised" to buy a complete furniture package (they wanted us to spend \$20k and making it a fully furnished unit). We did not want to commit any more funds so we spoke to the letting manager at the time and agreed to furnish the outdoor space only which was \$1972.90

Thanks Neil and Karen

Neil Midgley
Regional Sales Manager QLD/WA/ACT: Respiratory Team

GSK
Level 4, 436 Johnston Street, Abbotsford, Victoria, 3067.
PO Box 18095, Melbourne, Victoria, 8003.
Email neil.x.midgley@gsk.com
Mobile +61 477 771927
Tel +61 2 9959 5533

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From: Neil Midgley [<mailto:neil.midgley@live.com.au>]
Sent: Friday, 22 August 2014 12:24 PM
To: Neil Midgley
Subject: FW: Financial Year summary Ending 2014 From Hyde Apartments
