

Approved at \$815,000

Based on 2022Fy valuation. See PY confirmation at the end

IntelliVal Automated Valuation Estimate

Prepared on 03 July 2023



241/82 Boundary Street Brisbane City QLD 4000

Estimated Value:

\$715,000

Estimated Value Confidence:



Estimated Price Range:

\$601,000 - \$830,000

Property Attributes:



2



2



1

80m²

Year Built

2000



Land Area

110m²

Property Type

Unit



Land Use

Group Title (Primary Use Only)



Development Zoning

Central business

Sales History

Sale Date	Sale Price	Sale Type
16 Jul 2012	\$607,500	Normal Sale
27 Jul 2004	\$455,000	Normal Sale
27 Jun 2002	\$460,000	Normal Sale

Estimated Value as at 19 June 2023. 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.

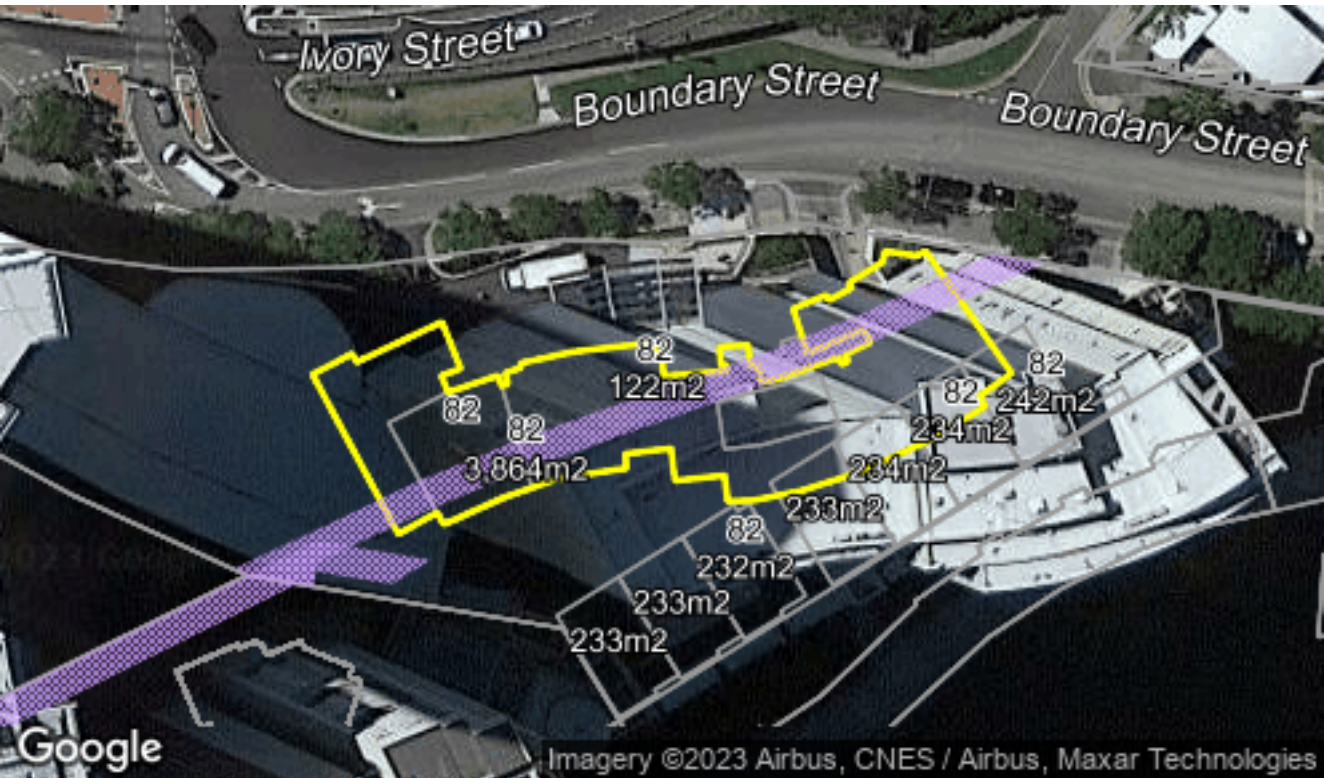
For further information about confidence levels, please refer to the end of this document.

241/82 Boundary Street Brisbane City QLD 4000



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Location Highlights



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Recently Sold Properties



2



2



1



94m²

**143/30 Macrossan Street
Brisbane City QLD 4000**

Sold Price: \$700,000

Sold Date: 03 April 2023

Distance from Subject: 0.1km

Features: S, Pc2 Principal Centre (Regional Centre), Caesar Bench Tops, Stainless Steel Appliances, 1 No. Floor Levels Inside Unit,



2



2



1



111m²

**5003/501B Adelaide Street
Brisbane City QLD 4000**

Sold Price: **\$653,000**

Sold Date: 27 May 2023

Distance from Subject: 0.1km

Features: Pc2 Principal Centre (Regional Centre), 1 No of Study Rooms, Dishwasher, Gym



2



2



1



117m²

**5103/501B Adelaide Street
Brisbane City QLD 4000**

Sold Price: \$620,000

Sold Date: 08 February 2023

Distance from Subject: 0.1km

Features: Pc2 Principal Centre (Regional Centre), Designer Kitchen, Stainless Steel Appliances, Internal Laundry, 1 No of Study

***Agent Advised**

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2 2 1 111m²

5503/501B Adelaide Street
Brisbane City QLD 4000

Sold Price: \$620,000

Sold Date: 24 March 2023

Distance from Subject: 0.1km

Features: Pc2 Principal Centre (Regional Centre), 1 No of Study Rooms



2 2 1 104m²

5701/501B Adelaide Street
Brisbane City QLD 4000

Sold Price: **\$755,000**

Sold Date: 22 June 2023

Distance from Subject: 0.1km

Features: Pc2 Principal Centre (Regional Centre), 57 Floor Level Of Unit, Dishwasher, Stainless Steel Appliances, 1 No. Floor Levels



2 2 1 102m²

6205/501B Adelaide Street
Brisbane City QLD 4000

Sold Price: \$740,000

Sold Date: 01 March 2023

Distance from Subject: 0.1km

Features: Indoor Spa, Pc2 Principal Centre (Regional Centre), Internal Laundry, Bath, Broadband internet access, Cable or Satellite,

***Agent Advised**

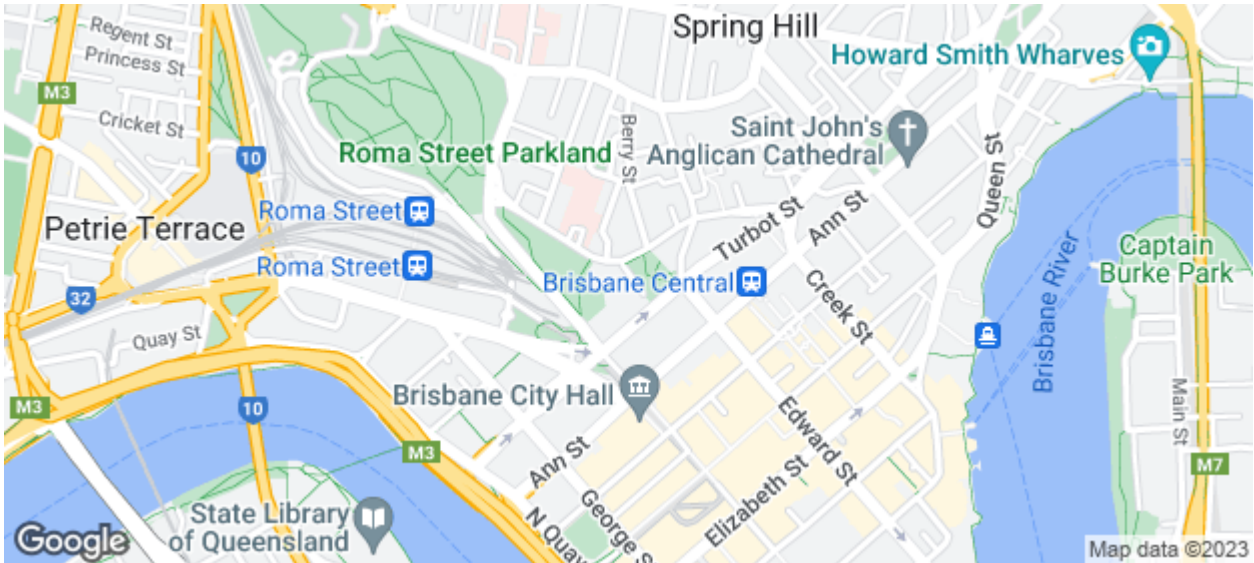
CoreLogic IntelliVal Automated Valuation Estimate

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Brisbane City Insights: A Snapshot



Houses

Median Price

\$478,204

	Past Sales	Capital Growth
2023	16	- -
2022	4	- -
2021	2	- -
2020	3	- -
2019	8	- -

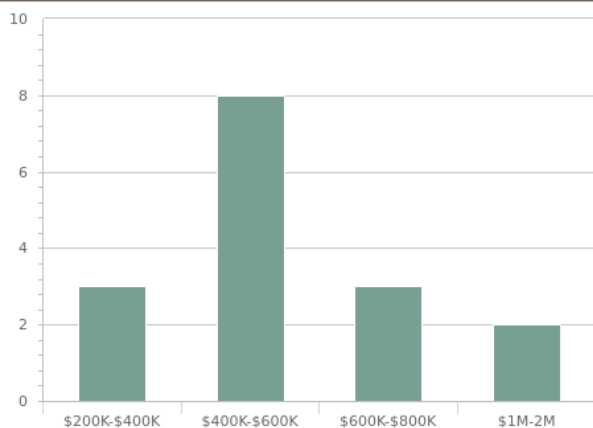
Units

Median Price

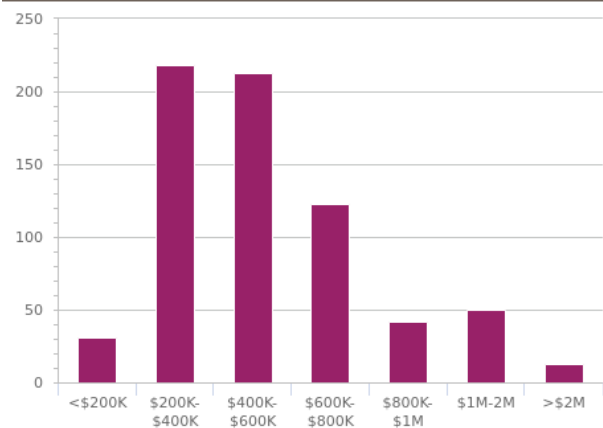
\$551,966

	Past Sales	Capital Growth
2023	691	↓ 1.22%
2022	661	↑ 11.02%
2021	422	↓ 0.20%
2020	423	↑ 7.65%
2019	399	↓ 1.43%

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. The available confidence values returned are High, Medium-High, Medium, Medium-Low, and Low. An Estimated Value with a 'High' confidence is considered more reliable than an Estimated Value with a 'Medium-High', 'Medium', 'Medium-Low' 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 coloured 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**

Hi Jeremy

Thanks for your email. Are you able to drop off the information tomorrow or Thursday? I am in the same office as Alex Robertson – Level 1, 1454 Logan Road, Mount Gravatt.

We will need the following:

1. Bank Statements for the period 1st July 2021 to current date for:
 - a. Bank of Queensland 124-078 21857445 **Do you require every month as this is a lot of printing. Previously I have just supplied Bank recs with black and white print outs of the bank statements, and just June as a full blown bank statement?**
 - b. Commonwealth Bank 064-186 10632871 **Ditto**
2. If possible, Morgans Financial Portfolio Report as at 30th June 2022:
 - a. Portfolio Holding/Valuation Report **At front of Morgans file**
 - b. Buy/Sell Transaction Report **In the Morgans file**
 - c. Income Tax Report (if available with portfolio) **None available**
3. HIN & Postcode for the shares
 - a. Are all investments held in the Morgan Portfolio? Y/N **Yes**
4. To confirm the rent received for the property, we will require:
 - a. Property Manager Annual Rental Property Statement for the period 1st July 2021 to 30th June 2022 **In SD SMSF file**
 - b. June 2022 Rental Property Statement **In SD SMSF file**
5. Copy of Rental Property Expenses (if not paid by Property Manager): **All in SD SMSF file**
 - a. Council Rates
 - b. Insurance Premium
 - c. Pest Control
 - d. Repairs & Maintenance
 - e. Strata Levy Fee
 - f. Sundry Expenses
 - g. Water Rates
6. Last year the property was valued at \$815,000:
 - a. Please find attached an automated valuation for the property as at 8/8/22
 - b. The valuation range provided is between \$669,000 to \$852,000.
 - c. Are you comfortable with the \$815,000 for the valuation? **During the frenzy earlier this year, it could have been over 850k. Happy with 815k which is realistic**
7. ASIC Annual Invoice and Annual Company Statement for:
 - a. JST Property Investments Pty Ltd (Corporate Trustee for Bare Trust) **In SD SMSF file**
 - b. Do you look after this company or would you like Marsh Tincknell to look after the corporate secretarial for this company? **Happy for you to look after**
 - c. The cost would be \$620 including the ASIC Fee for 2023 **A little more than HC, but happy to proceed**
8. Please find attached data feed authority forms for signing and return via email as soon as possible. The authority will allow the bank statement transactions to feed into our software. **Will send once my wife has signed**
 - a. Please ensure 2nd page is printed and signed where necessary.
 - b. Please ensure the barcodes are not cut off when printed or scanned.
9. Reckon log in details **name Admin pass 3181**

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Lodger Code: PX 00512

HOLLINGWORTH & SPENCER
UNIT 9 8 MT GLORIOUS RD
SAMFORD QLD 4520

Title Reference:	50392515
Lodgement No:	5922743
Office:	PEXA

This is the current status of the title as at 12:16 on 06/07/2023

ESTATE AND LAND

Estate in Fee Simple

LOT 241 SURVEY PLAN 128200
Local Government: BRISBANE CITY
COMMUNITY MANAGEMENT STATEMENT 30270

REGISTERED OWNER

Dealing No: 722595279 06/07/2023

LINDA LUCILLE CRANE
JEREMY LEWIS CRANE

UNDER INSTRUMENT 722595279

TRUSTEE

Property transferred from Bare Trust

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10203017 (ALLOT 1 SEC 53)

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

DEALINGS REGISTERED

722595279 TFR TO TTEE 230302 sand dol

** End of Registration Confirmation Statement **

Registrar of Titles and Registrar of Water Allocations