



**GRAEME MACEWAN**

INDEPENDANT PROPERTY VALUERS

CERTIFIED PRACTICING VALUERS

OVER 35 YEARS OF EXPERIENCE

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## EXECUTIVE SUMMARY

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### **Instructing Party Client**

Tweeddale Pty Ltd

### **Valuation Purpose**

Upon completion, the subject property will comprise a four level, five-unit development of concrete tilt up and metal roof construction  
Valuation is for mortgage purposes and for use by Qld Capital within normal level of (LVR) for this type of project and criteria,

### **Property Details**

#### **Property Address**

12 Tweeddale Road Applecross WA 6153

### **Location**

The subject Property is situated in the sought after location of Applecross on the river and 7km from the Perth CBD, surrounding properties comprise of above average single level residences plus recently completed High. Rise quality apartment developments

### **Property Description as is**

Vacant rectangular shaped land with an area of 672m<sup>2</sup>  
All essential services are available to the site  
The land is a regular shaped, moderately sloping, inside site, located falling below Road level.

### **Registered Proprietor /Owner**

Refer to copy of Certificate of Title Attached

### **Encumbrances**

See copy of title attached

## **Covid 19**

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 date of valuation we consider that there is a significant market uncertainty.

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

We do not accept responsibility or liability for any losses arising from subsequent changes in valuation with the effect of the virus.

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

## **Valuation Details**

### **Interest Valued**

Freehold

### **Comments**

The market in Applecross is strong with well-presented and located properties changing hands relatively quickly at strong price

### **Marketability**

Good

### **Market Value**

**Definition.** The estimated amount for which an asset or liability should exchange on the date of valuation between a willing buyer and a willing seller in an arm's length transaction after proper marketing where the parties had each acted knowledgeably, prudently, and without compulsion (Spencer Case)

### **Basis of Valuation**

Comparable Sales Evidence and rate per M2, Market Value "as if complete with vacant possession.

**Date Issued/Valuation Date**15<sup>th</sup> February 2023**Title Details**

Lot 27 on Diagram 71253, Certificate Title Volume 1785 Folio 995  
Registered in name of 12 Tweeddale Road Pty Ltd Registered 18/1/2017

**Building to be constructed**

Unit one living 104m<sup>2</sup>. Outdoor 24m<sup>2</sup>  
Unit two Living 123m<sup>2</sup> Outdoor 12m<sup>2</sup>  
Unit three Living 210m<sup>2</sup> Outdoor 55m<sup>2</sup>  
Unit four. Living 192m<sup>2</sup> Outdoor 37m<sup>2</sup>  
Unit five Living 192m<sup>2</sup> Outdoor 143m<sup>2</sup>

**Environmental Issues and Heritage Issues.**

Not Known

**Local Authority /Zoning**

City of Melville Zoning R-AcD. Residential development

**Assumptions made.**

Building will be completed as per plans (provided) and specifications to high quality standard.

**Valuation**

Having regard to the nature of the subject property, sales evidence and comments contained in this report it is our opinion that the subject properties have a market value on completion as follows,

Unit one Market Value 'As if Complete'	\$1,350,000
Unit two Market Value 'As if Complete'	\$1,550,000
Unit three Market Value 'As if Complete'	\$2,790,000
Unit four Market Value 'As if Complete'	\$3,160,000
Unit five Market Value 'As if Complete'	\$3,600,000

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\$12,450,000

Excluding GST and completion as per plans and specifications and issue of Individual titles.

This executive summary is to be read in conjunction with main valuation report.



**Inspecting Valuer**

Graeme MacEwan API  
Certified Practicing Valuer  
Licence Number 368

**Attachment's**

Certificate of Title

**Disclaimer**

This report is for the use of the party to whom it is addressed, and no responsibility is accepted for any third party acting overall or any part of the report without prior consent of the Valuer.

We consent to OLD capital to use the report for mortgage purposes within acceptable lending criteria for this type of property and loan facilities

WESTERN



AUSTRALIA

REGISTER NUMBER <b>27/D71263</b>	
DUPLICATE EDITION <b>N/A</b>	DATE DUPLICATE ISSUED <b>N/A</b>

**RECORD OF CERTIFICATE OF TITLE**  
UNDER THE TRANSFER OF LAND ACT 1893

VOLUME **1785** FOLIO **995**

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

*BGRoberts*  
REGISTRAR OF TITLES



**LAND DESCRIPTION:**

LOT 27 ON DIAGRAM 71263

**REGISTERED PROPRIETOR:**  
(FIRST SCHEDULE)

12TWEEDDALE PTY LTD OF 125 MAIN STREET OSBORNE PARK WA 6017

(T N534107) REGISTERED 18/1/2017

**LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:**  
(SECOND SCHEDULE)

- EASEMENT BENEFIT - SEE DIAGRAM 7943 AND SECTION 167A TL.
- \*O887872 MORTGAGE TO C.R.S. PTY LTD OF 5 MILL STREET PERTH REGISTERED 28/9/2021.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.  
\* Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.  
Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

**STATEMENTS:**

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: 1785-995 (27/D71263)  
PREVIOUS TITLE: 1138-454  
PROPERTY STREET ADDRESS: 12 TWEEDDALE RD, APPLECROSS.  
LOCAL GOVERNMENT AUTHORITY: CITY OF MELVILLE

NOTE 1: DUPLICATE CERTIFICATE OF TITLE NOT ISSUED AS REQUESTED BY DEALING M298808