

110 MACKAY EUNGELLA ROAD ALEXANDRA QLD 4740

Prepared on **27th March 2023**

Sally Richards
Elders Real Estate Mackay

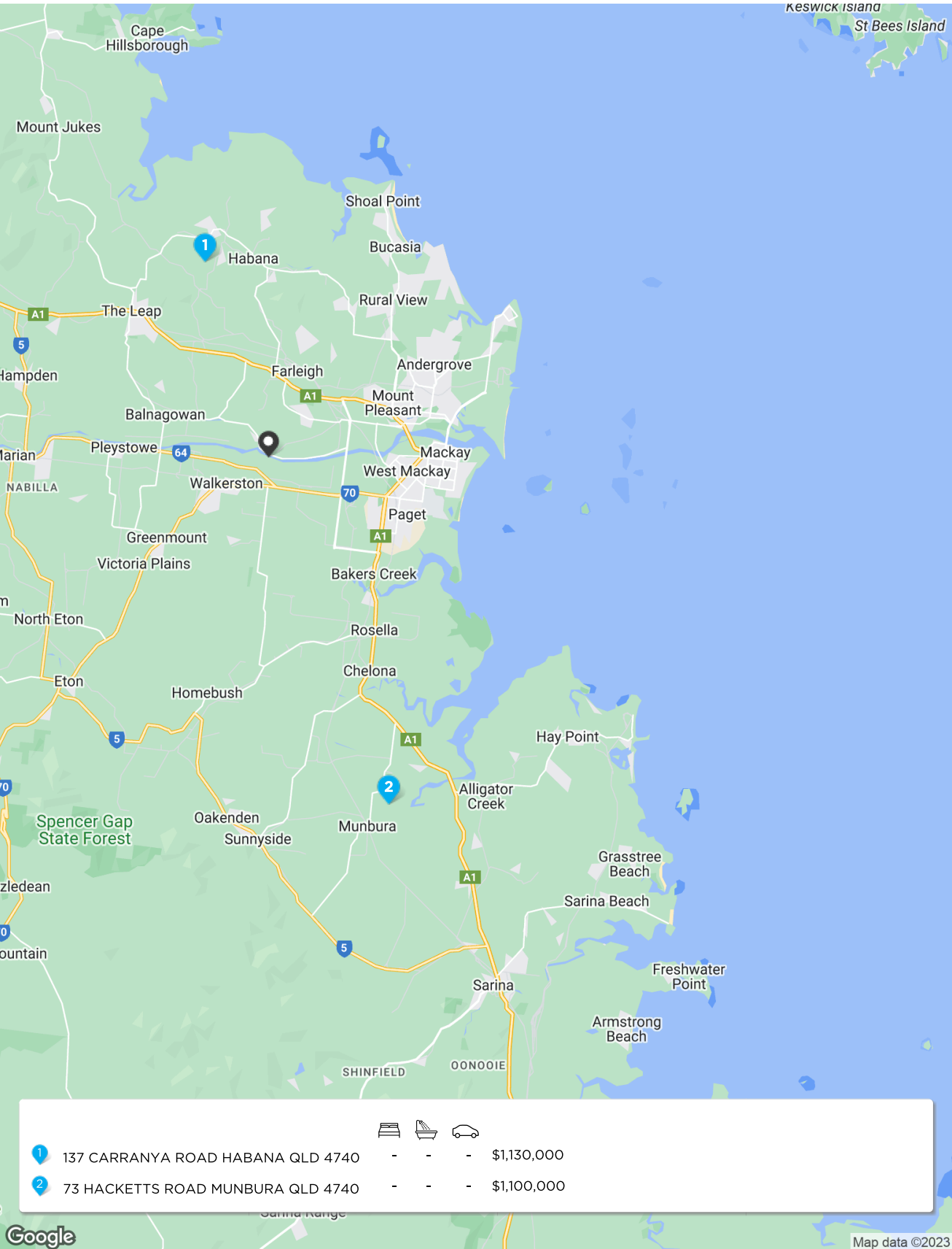
Shop 2, 171 Victoria Street
MACKAY QLD 4740

m: 0417605970

w: 07 4951 9000













srichards@eldersmackay.com.au

Comparables Map: Sales



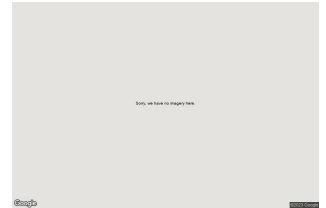
* This data point was edited by the author of this CMA and has not been verified by CoreLogic

Comparable Sales

1	137 CARRANYA ROAD HABANA QLD 4740	Sold Price \$1,130,000
	<div>  -  -  -  37.94ha  - </div> <div> Year Built - DOM - </div> <div> Sold Date 02-Nov-22 Distance 11.85km </div> <div> First Listing - </div> <div> Last Listing - </div>	
2	73 HACKETTS ROAD MUNBURA QLD 4740	Sold Price \$1,100,000
	<div>  -  -  -  64.93ha  - </div> <div> Year Built - DOM - </div> <div> Sold Date 30-Aug-22 Distance 21.61km </div> <div> First Listing - </div> <div> Last Listing - </div>	

Summary

110 MACKAY EUNGELLA ROAD ALEXANDRA QLD 4740



Appraisal price range

\$1,200,000 - \$1,250,00

Notes from your agent

\$1,225,000

Disclaimer

Based on or contains data provided by the State of Queensland (Department of Resources) 2023. In consideration of the State permitting use of this data you acknowledge and agree that the State gives no warranty in relation to the data (including accuracy, reliability, completeness, currency or suitability) and accepts no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy laws; more information at www.propertydatacodeofconduct.com.au

The Appraisal Amount contained in the report may have been manually provided by the Agent; or may be based on an automated valuation model estimate provided by CoreLogic ('AVM Estimated Value'). AVM Estimated Values are current at the date of the publication only. It is computer generated and is not a professional appraisal of the subject property and should not be relied upon in lieu of appropriate professional advice. The accuracy of the methodology used to develop the AVM Estimated Value, the existence of the subject property, and the accuracy of the AVM Estimated Value and all rule sets provided are estimates based on available data and are not guaranteed or warranted. CoreLogic excludes all liability for any loss or damage arising in connection with the Appraisal Amount and/or AVM Estimated Value.

Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

Brenda Wishey

From: Joshua and Suzanne Irvine <suzirvine@iprimus.com.au>
Sent: Sunday, 5 March 2023 11:16 AM
To: Brenda Wishey
Subject: RE: JP & RM GAVIGLIO SUPERANNUATION FUND - 2022 Information Request
Attachments: Bank Statements 2022.pdf; Expenses 2022.pdf; BT Tax Statement 2022.pdf; Elders Statement 2022.pdf

Hi Brenda
Sorry about the delay in getting this to you
Please find attached the requested information

Bank Statements Westpac Auswide and BT Super
Copy of the expenses for 21-22
Elders Statement

With regards to the Cane Lease you will see that is calculated $2527.02 \times \$6.00 = \15162.12 which was paid \$10000 and \$5162.12

\$9.25 is from the closing of the Westpac account.

Property valuation is still fair with \$1,225,000

If you require any additional information please let me know
Thanks
Suzanne

From: Brenda Wishey <BrendaW@virtusuper.com.au>
Sent: Thursday, 2 February 2023 8:47 PM
To: Joshua and Suzanne Irvine <suzirvine@iprimus.com.au>
Subject: JP & RM GAVIGLIO SUPERANNUATION FUND - 2022 Information Request

Hi Suzanne

We would like to start work on your Dad's fund for the 2022 year, would you please be able to forward us the following information:

1. Westpac Bank Statement for account 706315 showing the balance on 30 June 2022
2. Bankers Trust Australia Statements showing the closing balance as at 30th June 2022
3. Auswide Term Deposit statements from 1 July 2021 to 30 June 2022
 - a. Term Deposit Statement of Interest Paid for the 2022 year
4. For the property:
 - a. 2022 annual rental statement from Elders Real Estate Mackay
 - b. July 2022 rental statement from Elders Real Estate Mackay
 - c. Copy of the Cane Payment Adjustment advice for the following:

Date	Withdrawal	Deposit	Description
26/11/2021	\$9.25		AT CANELAND QLD
17/01/2022		\$10,000.00	Direct Credit from JOSEPH GAVIGLIO , Cane Lease
18/01/2022		\$5,162.12	Direct Credit from JOSEPH GAVIGLIO , Cane Lease

- d. The property was last valued between \$1,200,000 - \$1,250,000 on 13th May 2020.

CURRENT TITLE SEARCH
QUEENSLAND TITLES REGISTRY PTY LTD

Request No: 43879479
Search Date: 17/03/2023 09:34

Title Reference: 51069750
Date Created: 30/11/2016

Previous Title: 20988188

REGISTERED OWNER

Dealing No: 720395632 13/11/2020

JOSEPH PETER GAVIGLIO
SUZANNE MARY IRVINE TRUSTEE
UNDER INSTRUMENT 717785157

ESTATE AND LAND

Estate in Fee Simple

LOT 1 REGISTERED PLAN 709234
Local Government: MACKAY

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10212059 (POR 34)
2. LEASE No 601016787 (N153759) 11/03/1931
OF PART OF THE WITHIN LAND
TO AMALGAMATED SUGAR MILLS LIMITED
FOR 99 YEARS
COMMENCING 01 JAN 1930
3. TRANSFER No 700575204 28/03/1995 at 10:21
of
LEASE: 601016787 (N153759)
to
MACKAY SUGAR CO-OPERATIVE ASSOCIATION LIMITED

ADMINISTRATIVE ADVICES

Dealing	Type	Lodgement Date	Status
709659929	ACCESS RIGHT SUGAR INDUSTRY ACT 1999	06/06/2006 16:01	CURRENT
709659955	ACCESS RIGHT SUGAR INDUSTRY ACT 1999	06/06/2006 16:02	CURRENT
709682544	ACCESS RIGHT SUGAR INDUSTRY ACT 1999	15/06/2006 12:51	CURRENT
709682547	ACCESS RIGHT SUGAR INDUSTRY ACT 1999	15/06/2006 12:51	CURRENT

UNREGISTERED DEALINGS - NIL

CURRENT TITLE SEARCH
QUEENSLAND TITLES REGISTRY PTY LTD

Request No: 43879479

Search Date: 17/03/2023 09:34

Title Reference: 51069750

Date Created: 30/11/2016

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

COPYRIGHT QUEENSLAND TITLES REGISTRY PTY LTD [2023]

Requested By: D-ENQ GLOBALX

CURRENT STATE TENURE SEARCH
QUEENSLAND TITLES REGISTRY PTY LTD

Request No: 41620794

Search Date: 08/07/2022 11:58

Title Reference: 17700216

Date Created: 21/10/1995

DESCRIPTION OF LAND

Tenure Reference: RL 30/4129

Lease Type: NO TERM

LOT 1 CROWN PLAN RL4129
Local Government: MACKAY

Area: 0.647500 Ha. (ABOUT)

Area Description:

A strip forty links wide along the eastern alignment of the road abutting the western boundary of subdivision 2 of resubdivision 3 of subdivision D of portion 34.

No Forestry Entitlement Area

Purpose for which granted:
NO PURPOSE DEFINED

COMMENCEMENT DATE

Commencement Date: 20/08/1964

REGISTERED LICENSEE

Interest

Dealing No: 717784493 18/01/2017

JOSEPH PETER GAVIGLIO	1/2
PETER JOSEPH GAVIGLIO	1/4
JANNAH LOUISE GAVIGLIO	1/4

AS TENANTS IN COMMON

CONDITIONS

M76 The Licensee shall not erect any structural improvements, other than fencing, on the land during the currency of the License.

ENDORSEMENTS

1. COVENANT No 714434095 26/04/2012 at 15:31
restricts dealings over
LOT 1 ON RL4129 AND
LOT 2 ON RP711122

CURRENT STATE TENURE SEARCH
QUEENSLAND TITLES REGISTRY PTY LTD

Request No: 41620794

Search Date: 08/07/2022 11:58

Title Reference: 17700216

Date Created: 21/10/1995

ADMINISTRATIVE ADVICES

Dealing	Type	Lodgement Date	Status
709659865	ACCESS RIGHT	06/06/2006 15:55	CURRENT
SUGAR INDUSTRY ACT 1999			
UNREGISTERED DEALINGS - NIL			

Caution - Charges do not necessarily appear in order of priority

** End of Current State Tenure Search **

Information provided under section 34 Land Title Act (1994) or
section 281 Land Act (1994)

COPYRIGHT QUEENSLAND TITLES REGISTRY PTY LTD [2022]
Requested By: D-ENQ GLOBALX