

# Request for Appraisal of Selling Price

I/we ELLMAT PTY LTD (IAN ROWE) the requesting party

of

ADDRESS: 15 BARKLAY STREET

SUBURB: DEAGON

STATE: QLD

POSTCODE: 4017

request an estimate of selling price of the property known and situated at:

ADDRESS: 151 DOHLES ROCKS ROAD

SUBURB: KALLANGUR

STATE: QLD

POSTCODE: 4503

In requesting the estimate of selling price I/we understand and acknowledge that:

1. It is an estimate only of the selling price of the property as at the date the estimate is made.
2. The appraisal of selling price is not a sworn valuation nor can it be relied on as such. The agent is not a licensed valuer and the estimate of selling price is an opinion only based on comparable sales in the general vicinity of the property.
3. The appraisal of selling price is merely an indication of market price whereas real market price can only be determined by the amount a willing buyer is actually prepared to pay for the property.
4. The accuracy of any information obtained from a third party and used in preparation of the Appraisal of Selling Price cannot be guaranteed. All information/documentation referred to in the Appraisal of Selling Price (under the heading Comparable Sales Information/Comments) is given in good faith and derived from third party sources. However, we do not make any representation or warranty of any kind as to the accuracy or completeness of this information/documentation obtained from the third party sources. We have not produced, checked for accuracy or otherwise verified it. We are not responsible for any damage or loss sustained by the requesting party and any other party that may arise from the documentation/information provided. We give no guarantees, and make no representations, and shall have no liability to the requesting party or any other party, for any information/documentation obtained from third party sources.
5. There are a number of variables which may affect the Appraisal of Selling Price which have not been taken into account when preparing the estimate. These include, but are not limited to:
  - (a) interest rates
  - (b) changes in zoning and planning classifications
  - (c) changes in Government policy and legislation
  - (d) general state of the economy
  - (e) local market fluctuations
  - (f) amount of exposure of the property by advertising and inspection
  - (g) adverse conditions on the day of sale e.g. weather
  - (h) changes to amenities in the area
  - (i) changes to the property itself or neighbouring properties.
6. The Appraisal of Selling Price will be prepared solely for the information of the requesting party and no responsibility is accepted should the appraisal or any part thereof be incorrect or incomplete in any way.
7. The requesting party confirms that he/she has read and understood the above terms and conditions, and the content and disclaimer on the 'Appraisal of Selling Price' document, and that he/she agrees to be bound by this.

The requesting party agrees that he/she shall not rely on the information contained in the Appraisal of Selling Price document. He/she acknowledges that we are not licensed valuers and that the estimate is a guide only. He/she must make their own enquiries before altering their financial position or incurring any financial obligation.

DATED the: 10th day of November 2021  
MONTH YEAR

SIGNED by: ELLMAT PTY LTD (IAN ROWE)

SIGNATURE: 

INITIALS

SIGN  
HERE

INITIAL

000020807014

# Appraisal of Selling Price of Real Estate

This appraisal of selling price is given pursuant to the request by, the requesting party:

ELLMAT PTY LTD (IAN ROWE)

DATED the: 10th day of November 2021  
MONTH YEAR

in respect of the property known and situated at:

ADDRESS: 151 DOHLES ROCKS ROAD

SUBURB: KALLANGUR STATE: QLD POSTCODE: 4503

This appraisal is subject to the conditions and warranties contained in the attached Request for Appraisal of Selling Price.

I estimate the selling price of the property to be \$ 2 000 000  
✓ \$2,000,000 / 2 = \$1,000,000 /between \$ XXXXX and \$ XXXXXXXXXX

## COMPARABLE SALES INFORMATION / COMMENTS

The information / documentation and material facts upon which I base this estimate is as follows:

☐ Copies of these are attached ☒ Copies of these are not attached

THERE ARE NO COMPARABLE RECENT SALES. I HAVE BASED MY ESTIMATE ON SALES OF PROPERTY IN LAWNTON AND BRENDALE.

Signed for and on behalf of: L J Hooker Kallangur/Murrumba Downs

Agent: Kallangur Sales

Signature: 

## DISCLAIMER

This Appraisal of Selling Price ("the Appraisal") has been prepared solely by the real estate agent ("the Agent") for the Requesting Party ("the Requesting Party") only. It should not be used or relied upon by any third party.

This Appraisal is an opinion only given in good faith and is based upon the market conditions and comparable sales. The Agent (including its directors, officers, employees and contractors) do not give any warranty as to the accuracy of the Appraisal, nor do they accept any responsibility, liability, loss or damage whatsoever arising out of the Requesting Party relying upon the Appraisal.

The Requesting Party should satisfy itself as to the truth and accuracy of all information contained in this Appraisal by conducting their own enquiries and investigations. The Agent absolutely and unequivocally disclaims all and any responsibility for the accuracy of the Appraisal and repeats that it and understanding that the Requesting Party will undertake their own enquiries assisted, where appropriate, by their professional advisors (including a registered valuer if appropriate), as to the truth and accuracy of the information provided to them.

CURRENT TITLE SEARCH  
QUEENSLAND TITLES REGISTRY PTY LTD

Request No: 41624612  
Search Date: 08/07/2022 14:54

Title Reference: 17106190  
Date Created: 01/02/1988

Previous Title: 13073146

REGISTERED OWNER

Interest

Dealing No: 719295093 06/03/2019

LIVENPARK PTY LTD A.C.N. 010 867 357  
TRUSTEE  
UNDER INSTRUMENT 601043455 AND 709829743  
ELLMAT PTY LTD A.C.N. 630 500 837  
TRUSTEE  
UNDER INSTRUMENT 719295093  
AS TENANTS IN COMMON



1/2

Ian's brother's family trust



1/2

Ian's super fund

ESTATE AND LAND

Estate in Fee Simple

LOT 8 REGISTERED PLAN 200651  
Local Government: MORETON BAY

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by  
Deed of Grant No. 10513138 (POR 70)

2. MORTGAGE No 719231338 25/01/2019 at 15:03  
IAN WARREN ROWE  
INTEREST OF LIVENPARK PTY LTD A.C.N. 010 867 357  
AS TRUSTEE UNDER INSTRUMENTS 601043455 & 709829743

Ian Rowe has Mortgage over Livenpark  
Pty Ltd ATF Allan Rowe Family Trust  
portion of the property

3. LEASE No 719508289 11/07/2019 at 11:54  
BRETT DENNIS HOLDINGS PTY LTD A.C.N. 616 914 713  
OF THE WHOLE OF THE LAND  
TERM: 28/04/2017 TO 27/04/2022 OPTION 5 YEARS

ADMINISTRATIVE ADVICES - NIL  
UNREGISTERED DEALINGS - NIL

Corrections have occurred - Refer to Historical Search

Caution - Charges do not necessarily appear in order of priority

\*\* End of Current Title Search \*\*

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Requested By: D-ENQ GLOBALX