

IntelliVal for Professionals Automated Valuation Estimate

Prepared on 19 July 2023

20/41-43 Beeston Street Teneriffe QLD 4005

Lot/Plan: 20/SP222695

Estimated Value:

\$678,090

FSD*: (Forecast Standard Deviation)

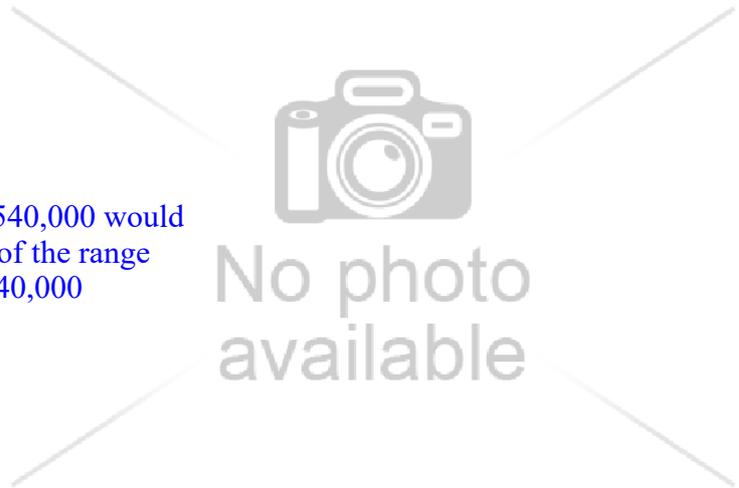
24%

Estimated Price Range: **Client believes \$540,000 would be the lower end of the range**

\$515,348 - \$840,832

Use \$540,000

Property Attributes:



Year Built

2012



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

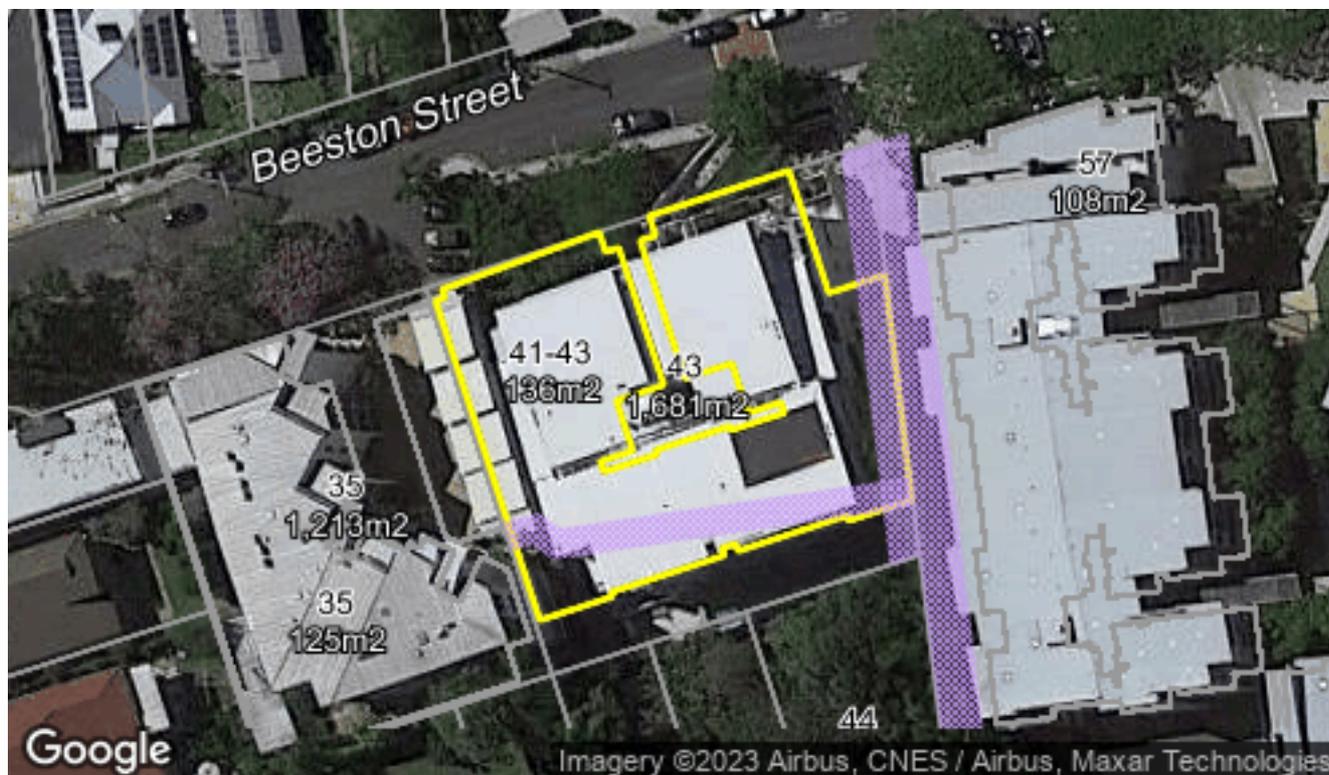
Estimated Value as at 17 July 2023. An automated valuation model estimate (Estimated Value) is a statistically derived estimate of the value of the subject property. An Estimated Value must not be relied upon as a professional valuation or an accurate representation of the market value of the subject property as determined by the valuer.

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>

Prepared on 19 July 2023

Location Highlights



CoreLogic IntelliVal for Professionals Automated Valuation Estimate

20/41-43 Beeston Street Teneriffe QLD 4005



Prepared on 19 July 2023

Recently Sold Properties



No photo available



-

2

-

96m²

17/41-43 Beeston Street
Teneriffe QLD 4005

Sold Price: \$725,000

Sold Date: 07 March 2023

Distance from Subject: 0km

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



-

2

-

85m²

31/41-43 Beeston Street
Teneriffe QLD 4005

Sold Price: \$654,000

Sold Date: 07 March 2023

Distance from Subject: 0km

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



No photo available



-

2

-

80m²

303/12 Cunningham Street
Newstead QLD 4006

Sold Price: \$665,000

Sold Date: 05 May 2023

Distance from Subject: 1.1km

Features: -



CoreLogic IntelliVal for Professionals Automated Valuation Estimate

20/41-43 Beeston Street Teneriffe QLD 4005



Prepared on 19 July 2023



1 1 1 79m²

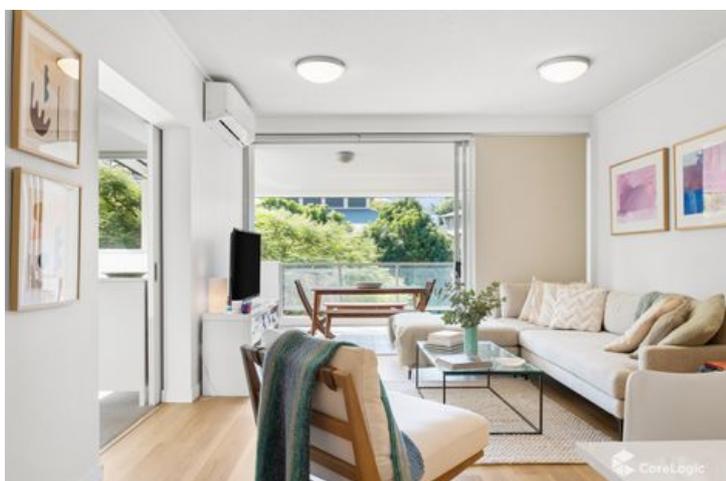
268/36 Crase Street Teneriffe QLD 4005

Sold Price: \$600,800

Sold Date: 19 April 2023

Distance from Subject: 0.1km

Features: SE, Lmr3 Low-Medium Density Residential (Up to 3 Storeys), 1 No. Floor Levels Inside Unit, Built-In Wardrobes, Close to Shops,



1 1 1 92m²

135/71 Beeston Street Teneriffe QLD 4005

Sold Price: \$675,000

Sold Date: 10 August 2022

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



1 1 1 66m²

56/39 Vernon Terrace Teneriffe QLD 4005

Sold Price: \$685,000

Sold Date: 11 April 2023

Distance from Subject: 0.6km

Features: W, Mdr Medium Density Residential, 1 No. Floor Levels Inside Unit

CoreLogic IntelliVal for Professionals Automated Valuation Estimate

20/41-43 Beeston Street Teneriffe QLD 4005

Prepared on 19 July 2023

Teneriffe Insights: A Snapshot



Houses

Median Price

\$2,060,214

	Past Sales	Capital Growth
2023	27	↓ 28.96%
2022	38	- -
2021	33	↑ 3.96%
2020	23	↑ 15.22%
2019	26	↓ 6.49%

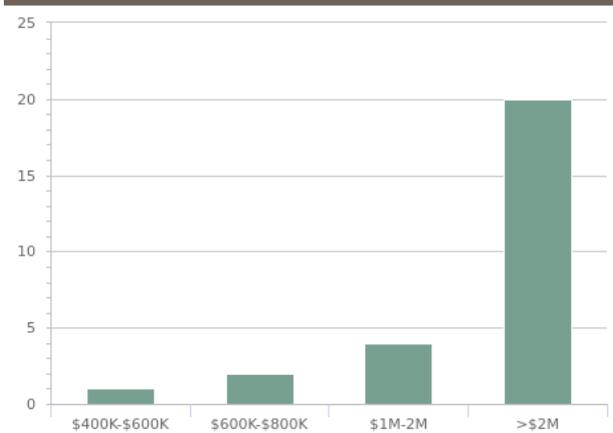
Units

Median Price

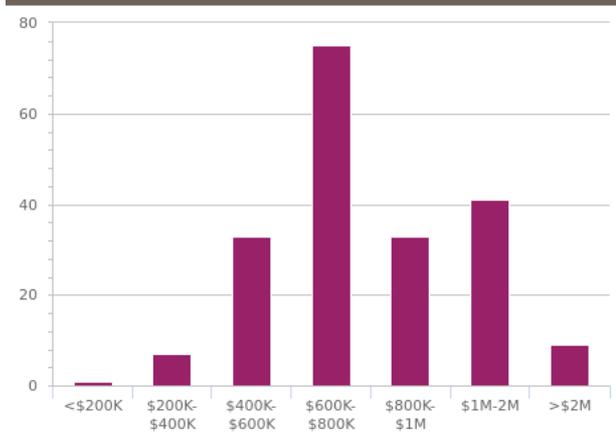
\$762,601

	Past Sales	Capital Growth
2023	199	↑ 2.51%
2022	238	↑ 13.53%
2021	245	↑ 6.99%
2020	184	↑ 6.08%
2019	149	↓ 1.67%

House Sales by Price (Past 12 Months)



Unit Sales by Price (Past 12 Months)



CoreLogic IntelliVal for Professionals Automated Valuation Estimate

20/41-43 Beeston Street Teneriffe QLD 4005



Prepared on 19 July 2023

Disclaimers

This publication reproduces materials and content owned or licenced by RP Data Pty Ltd trading as CoreLogic Asia Pacific (CoreLogic) and may include data, statistics, estimates, indices, photographs, maps, tools, calculators (including their outputs), commentary, reports and other information (CoreLogic Data).

The CoreLogic Data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

While CoreLogic uses commercially reasonable efforts to ensure the CoreLogic Data is current, CoreLogic does not warrant the accuracy, currency or completeness of the CoreLogic Data and to the full extent permitted by law excludes all loss or damage howsoever arising (including through negligence) in connection with the CoreLogic Data.

Based on or contains data provided by the State of Queensland (Department of Natural Resources and Mines) 2022. 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

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.

An Estimated Value is current only at the date of publication or supply. CoreLogic expressly excludes any warranties and representations that an Estimated Value is an accurate representation as to the market value of the subject property.

To the full extent permitted by law, CoreLogic excludes all liability for any loss or damage howsoever arising or suffered by the recipient, whether as a result of the recipient's reliance on the accuracy of an Estimated Value or otherwise arising in connection with an Estimated Value.

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 Engagement Team.

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.

CoreLogic IntelliVal for Professionals Automated Valuation Estimate

Brenda Wishey

From: Neil Midgley <Neil.Midgley@dksh.com>
Sent: Wednesday, 26 July 2023 10:12 AM
To: Brenda Wishey
Subject: RE: Midgley and Lynch Superannuation Fund - 2023 Documentation Request

Unfortunately, the real estate guy was just fishing and didn't offer us a valuation.
I would expect us to be in the \$540k band from what the building supervisor has offered.

Kind regards,
Neil

DKSH Healthcare Australia
Part of the DKSH Group

Neil Midgley
Client Engagement Lead
Healthcare

Level 2, 104 Mount Street, North Sydney, NSW 2060
Mobile 0477 771 927
neil.midgley@dksh.com

Hahn Healthcare Now part of the DKSH Group



IMPORTANT – PLEASE READ

This email, including any attachments, is confidential and may be legally privileged (and neither is waived or lost by mistaken delivery). If you are not the intended recipient, you must not read, use, copy or distribute this email or attachment as such action may be unlawful. Hahn Healthcare accepts no responsibility for loss or damage arising from its use, including damage from viruses. If you have received this message in error, please notify us immediately by return email and promptly permanently delete the message from your system. We collect personal information to provide and market our services and for other purposes - please refer to our privacy policy on our website www.hahnhealthcare.com.au for more information on how we collect and handle personal information.

From: Brenda Wishey <BrendaW@virtusuper.com.au>
Sent: Wednesday, July 26, 2023 8:56 AM
To: Neil Midgley <Neil.Midgley@dksh.com>
Subject: RE: Midgley and Lynch Superannuation Fund - 2023 Documentation Request

This email originated from outside of DKSH. If you do not recognize the sender or if you find the email is suspicious, report it to Group IT Security by attaching this email to a ServiceNow ticket.

Hi Neil

How did you go with the market valuation on the property?

We have almost finished the financials and need a market valuation to complete.

Regards
Brenda



Brenda Wishey
Senior Accountant

VIRTU | *self managed super specialists*
1454 Logan Road, Mount Gravatt Q 4122

-  07 3349 1452
-  PO BOX 83 Mount Gravatt Q 4122
-  www.virtusuper.com.au

*Liability limited by a scheme approved under Professional Standards legislation
Virtu Super Pty Ltd ACN 134 260 512*

Please note that collection, use and storage of all information held by the Virtu Super is governed by our Privacy Policy.
This email and any attachment are confidential. If you are not the intended recipient, please notify Virtu Super by reply email and delete this email.
Please note that you must not access or use this email or any information in it. Virtu Super accepts no liability for viruses in this email or in any attachment to it.

From: Neil Midgley <Neil.Midgley@dksh.com>
Sent: Wednesday, July 19, 2023 8:05 AM
To: Brenda Wishey <BrendaW@virtusuper.com.au>
Subject: RE: Midgley and Lynch Superannuation Fund - 2023 Documentation Request

Seems a little low- or just depressing not sure. There is someone else coming back to us with a valuation so I will pass that on when I get it.
thanks

Kind regards,
Neil

DKSH Healthcare Australia
Part of the DKSH Group

Neil Midgley
Client Engagement Lead
Healthcare

Level 2, 104 Mount Street, North Sydney, NSW 2060
Mobile 0477 771 927
neil.midgley@dksh.com



IMPORTANT – PLEASE READ
This email, including any attachments, is confidential and may be legally privileged (and neither is waived or lost by mistaken delivery). If you are not the intended recipient, you must not read, use, copy or distribute this email or attachment as such action may be unlawful. Hahn Healthcare accepts no responsibility for loss or damage arising from its use, including damage from viruses. If you have received this message in error, please notify us immediately by return email and promptly permanently delete the message from your system. We collect personal information to provide and market our services and for other purposes - please refer to our privacy policy on our website www.hahnhealthcare.com.au for more information on how we collect and handle personal information.

From: Brenda Wishey <BrendaW@virtusuper.com.au>
Sent: Wednesday, July 19, 2023 7:38 AM
To: Neil Midgley <Neil.Midgley@dksh.com>
Subject: RE: Midgley and Lynch Superannuation Fund - 2023 Documentation Request

This email originated from outside of DKSH. If you do not recognize the sender or if you find the email is suspicious, report it to Group IT Security by attaching this email to a ServiceNow ticket.

Morning Neil

Please find attached a new valuation based on 2 bed, 1 bath, 1 car (even though the report still shows 2 bath).

The value is slightly lower.

Do you feel that the \$515,500 is a better reflection of the current market value of the property?

Kind regards
Brenda



Brenda Wishey
Senior Accountant

VIRTU | *self managed super specialists*
1454 Logan Road, Mount Gravatt Q 4122

☎ 07 3349 1452

✉ PO BOX 83 Mount Gravatt Q 4122

🌐 www.virtusuper.com.au

*Liability limited by a scheme approved under Professional Standards legislation
Virtu Super Pty Ltd ACN 134 260 512*

Please note that collection, use and storage of all information held by the Virtu Super is governed by our Privacy Policy.
This email and any attachment are confidential. If you are not the intended recipient, please notify Virtu Super by reply email and delete this email.
Please note that you must not access or use this email or any information in it. Virtu Super accepts no liability for viruses in this email or in any attachment to it.

From: Neil Midgley <Neil.Midgley@dksh.com>
Sent: Tuesday, July 18, 2023 9:40 PM
To: Brenda Wishey <BrendaW@virtusuper.com.au>
Subject: RE: Midgley and Lynch Superannuation Fund - 2023 Documentation Request

Ps also noticed the valuation you sent had a 2 bath unit ours is only 1 bath
2 bed/1 bath/1 car

thanks

Kind regards,
Neil

DKSH Healthcare Australia
Part of the DKSH Group

Neil Midgley
Client Engagement Lead
Healthcare

Level 2, 104 Mount Street, North Sydney, NSW 2060

CURRENT TITLE SEARCH
QUEENSLAND TITLES REGISTRY PTY LTD

Request No: 44947276
Search Date: 04/07/2023 15:37

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

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