

# 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*

No photo available

Property Attributes:



-



2



-

82m<sup>2</sup>

Year Built

2012



Land Area

74m<sup>2</sup>

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>

# 20/41-43 Beeston Street Teneriffe QLD 4005



Prepared on 19 July 2023

## Location Highlights



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# 20/41-43 Beeston Street Teneriffe QLD 4005



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## Recently Sold Properties



No photo  
available



-



2



-



96m<sup>2</sup>

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



-



85m<sup>2</sup>

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



-



80m<sup>2</sup>

303/12 Cunningham Street  
Newstead QLD 4006

**Sold Price:** \$665,000

**Sold Date:** 05 May 2023

**Distance from Subject:** 1.1km

**Features:** -



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## 20/41-43 Beeston Street Teneriffe QLD 4005



Prepared on 19 July 2023



|   |   |   |   |
|---|---|---|---|
|  |  |  |  |
| 1   | 1   | 1   | 79m <sup>2</sup>  |

### 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   | 92m <sup>2</sup>  |

### 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   | 66m <sup>2</sup>  |

### 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

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# 20/41-43 Beeston Street Teneriffe QLD 4005



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## 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%        |

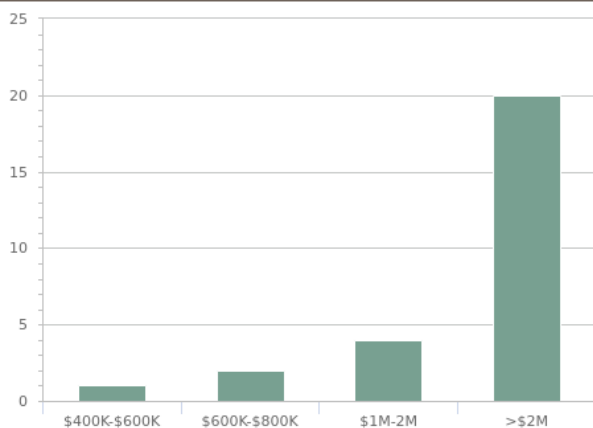
### Units

Median Price

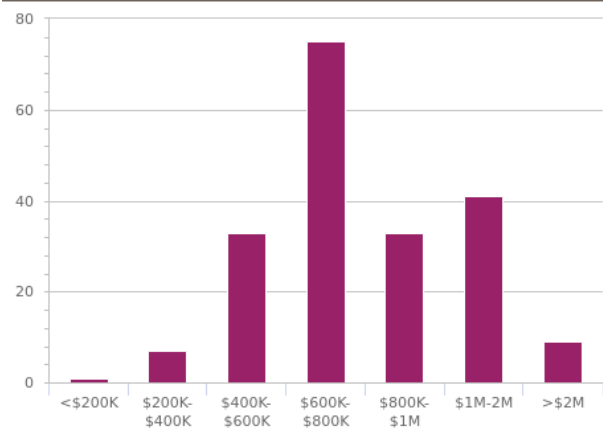
**\$762,601**

|      | 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)



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**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](mailto:neil.midgley@dksh.com)

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**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

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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

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✉ PO BOX 83 Mount Gravatt Q 4122  
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**From:** Neil Midgley <[Neil.Midgley@dksh.com](mailto:Neil.Midgley@dksh.com)>  
**Sent:** Wednesday, July 19, 2023 8:05 AM  
**To:** Brenda Wishey <[BrendaW@virtusuper.com.au](mailto: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](mailto:neil.midgley@dksh.com)

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

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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

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**From:** Neil Midgley <[Neil.Midgley@dksh.com](mailto:Neil.Midgley@dksh.com)>  
**Sent:** Tuesday, July 18, 2023 9:40 PM  
**To:** Brenda Wishey <[BrendaW@virtusuper.com.au](mailto: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 \*\*

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