

IntelliVal Automated Valuation Estimate

Prepared on 11 November 2021

3/27 Wickham Street Newmarket QLD 4051

Estimated Value:
\$370,000

Estimated Value Confidence:



Estimated Price Range:

\$328,000 - \$409,000

Property Attributes:



2



2



3



124m²



Year Built

1996



Land Area

124m²



Property Type

Unit



Land Use

Building Units (Primary Use Only)



Development Zoning

Residential b r4

Sales History

Sale Date	Sale Price	Sale Type
02 May 2017	\$327,000	Normal Sale
11 Feb 1997	\$163,400	Normal Sale

Estimated Value as at 08 November 2021. 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.

For further information about confidence levels, please refer to the end of this document.

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Location Highlights



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Recently Sold Properties



 2
  2
  1
  108m²

**5/45 Wickham Street
Newmarket QLD 4051**

Sold Price: \$415,000

Sold Date: 01 September 2021

Distance from Subject: 0.1km

Features: Lmr2 Low-Medium Density Residential (2 Or 3 Storey Mix), Built-In Wardrobes, Close to Schools, Close to Shops, Close to Transport, 2



 2
  2
  1
  103m²

**5/3 Wickham Street
Newmarket QLD 4051**

Sold Price: \$380,000

Sold Date: 09 April 2021

Distance from Subject: 0.1km

Features: Lmr2 Low-Medium Density Residential (2 Or 3 Storey Mix), Stainless Steel Appliances, Internal Laundry, Dishwasher, City View



 2
  2
  1
  123m²

**8/43 Beaufort Street Alderley
QLD 4051**

Sold Price: \$407,500

Sold Date: 31 March 2021

Distance from Subject: 0.9km

Features: Lmr2 Low-Medium Density Residential (2 Or 3 Storey Mix), Terrace-Balcony

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2



2



1



124m²

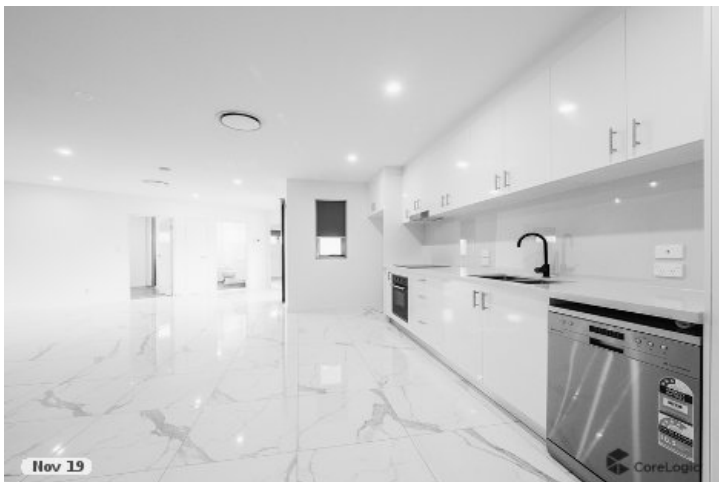
1/7 Lamont Road Wilston QLD 4051

Sold Price: \$405,000

Sold Date: 03 May 2021

Distance from Subject: 1km

Features: Lmr2 Low-Medium Density Residential (2 Or 3 Storey Mix), 1 Lounge/Dining Rooms Combined



2



2



1



102m²

9/22 Frederick Street Alderley QLD 4051

Sold Price: \$397,000

Sold Date: 13 March 2021

Distance from Subject: 1.1km

Features: -



2



2



1



93m²

9/15 Lloyd Street Alderley QLD 4051

Sold Price: \$405,500

Sold Date: 24 February 2021

Distance from Subject: 1.1km

Features: Dc1 District Centre (District), Dishwasher, Internal Laundry, 2 Toilets

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Newmarket Insights: A Snapshot



Houses

Median Price

\$1,161,987

	Past Sales	Capital Growth
2021	74	↑ 29.28%
2020	45	↑ 7.57%
2019	38	↓ 0.35%
2018	60	↓ 4.44%
2017	45	↑ 1.95%

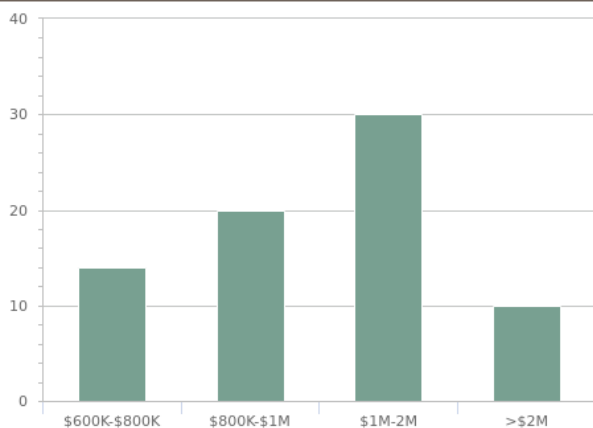
Units

Median Price

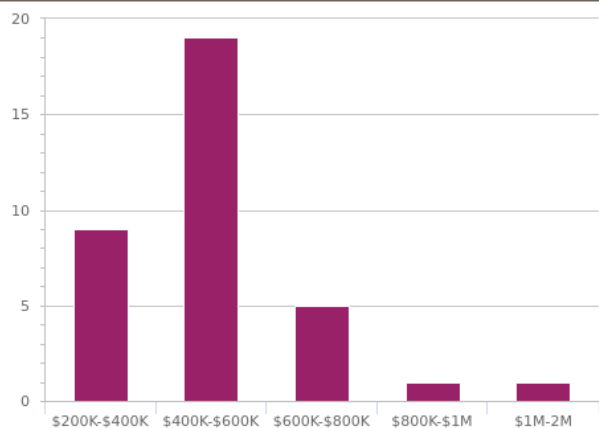
\$454,344

	Past Sales	Capital Growth
2021	35	↑ 8.06%
2020	27	↑ 1.24%
2019	31	↓ 3.23%
2018	36	↑ 1.19%
2017	23	↓ 6.39%

House Sales by Price (Past 12 Months)



Unit Sales by Price (Past 12 Months)



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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.

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How to read Estimated Value

The Confidence is based on a statistical calculation as to the probability of the Estimated Value being accurate compared to market value. An Estimated Value with a 'High' confidence is considered more reliable than an Estimated Value with a 'Medium' or 'Low' confidence. The Confidence is a reflection of the amount of data we have on the property and similar properties in the surrounding areas. Generally, the more data we have for the local real estate market and subject property, the higher the Confidence level will be. Confidence should be considered alongside the Estimated Value.

Confidence is displayed as a colour coded range with red representing low confidence, through to amber which represents medium confidence to green for higher confidence.



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 care team.

Within Australia: **1300 734 318**
Email Us: **customercare@corelogic.com.au**

Brenda Wishey

From: Vivienne Hallman <viviennehallman@gmail.com>
Sent: Tuesday, April 5, 2022 10:30 PM
To: Brenda Wishey
Subject: Re: THE VIVINEE HALLMAN SUPER FUND - 2021 Documentation Request
Attachments: EPSON152.JPG; EPSON150.JPG; EPSON151.JPG; EPSON149.JPG; EPSON148.JPG; EPSON153.JPG; EPSON154.JPG; EPSON156.JPG; EPSON155.JPG; EPSON157.JPG; EPSON158.JPG; EPSON159.JPG; EPSON161.JPG; EPSON160.JPG; EPSON162.JPG; EPSON163.JPG; EPSON165.JPG; EPSON164.JPG; EPSON166.JPG; EPSON167.JPG; EPSON168.JPG; EPSON169.JPG; EPSON170.JPG; EPSON171.JPG; EPSON172.JPG

Hi Brenda,

Attached please find copies of the bank statements, and also invoices for maintenance work.

There is also a sheet which summarises what was paid for rates, water, body corp and maintenance. Unfortunately I did it in pencil so it may be a bit hard to see. You will see on this sheet that some items are marked as "from VLH" which means they were paid from my personal account, and will not appear on the included bank statements. I suspect at the time there may not have been sufficient funds in my Super account. Or maybe I just stuffed up. The last 2 years have been extremely traumatic for me, so I may have just made an error.

I am happy with the property valuation.

Kind regards,

Vivienne Hallman

On Tue, Apr 5, 2022 at 5:03 PM Brenda Wishey <BrendaW@virtusuper.com.au> wrote:

Afternoon Vivienne

My apologies for the misspelling of your fund name.

I look forward to the final documents coming through.

Regards

Brenda

4. Supporting paperwork for the following:

- a. Council rates
- b. Water rates
- c. Body Corporate
- d. Repairs and Maintenance

5. We will send the 2020-2021 financials via an electronic signature program called Docusign.

About Docusign:

- For security purposes, it is preferred that each member has a separate email address.
- No additional costs to you;
- No need to sign up to the program.
- Easy to use. Feel free to give me a call to walk you through the process.
- Steps:
 - Each member will get an email from Virtu with the subject line – Superannuation Fund - 2020 Financial Statements & Tax Return Package
 - On the email, Click on “review documents”;
 - Have a read over the documents, then;
 - Click “start”,
 - Click “Sign” – you get to choose what type of signature you would like to use. Whatever is easiest for you, will be fine with us.
 - Click “Finish”.
 - Once all parties have signed the documents, you will receive a completed email, where you can save the signed documents for your records.

Please confirm that the Fund owns 30 kilograms of Silver Bullion on 30 June 2021. See attached (please adjust if required).

We will need to value the Fund's property at market value. Please refer to the attached report. Do you agree that the value of the property is approximately \$370,000? Which is the same as last year.

Once I have processed the bank statement transactions, I may need to request additional documentation.

If you have any questions in relation to the above, please do not hesitate to contact us.

CURRENT TITLE SEARCH
QUEENSLAND TITLES REGISTRY PTY LTD

Request No: 37900980

Search Date: 16/07/2021 16:25

Title Reference: 50148892

Date Created: 18/11/1996

Previous Title: 50144834

REGISTERED OWNER

Dealing No: 718088701 15/06/2017

THE SEAVIEW COMPANY PTY LTD A.C.N. 099 796 951
TRUSTEE
UNDER INSTRUMENT 718088701

ESTATE AND LAND

Estate in Fee Simple

LOT 3 BUILDING UNIT PLAN 105079
Local Government: BRISBANE CITY
COMMUNITY MANAGEMENT STATEMENT 15577

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 19515077 (POR 271)

ADMINISTRATIVE ADVICES - NIL
UNREGISTERED DEALINGS - NIL

** End of Current Title Search **

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Requested By: D-ENQ GLOBALX