

**43 KING STREET,
WOODY POINT QLD 4019**

INFORMATION MEMORANDUM

PREPARED BY RAY WHITE SPECIAL PROJECTS QLD
NOVEMBER 2019



McGrathNicol



Brighton

Ted Smout
Memorial Bridge

Pelican Park

Woody Point Jetty

Humpybong Yacht Club

Subject Property

Picnic Point

Scotts Point
Progress Park



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THE OPPORTUNITY

Ray White Special Projects Qld under Instructions from WJ Harris and AN Connelly as Receivers and Managers are pleased to exclusively offer to the market via Public Auction, 4 x Incomplete townhouses located at 43 King Street, Woody Point QLD 4019 (Lot 8 RP 30308 (Title Ref 12469019)).

The Property is offered with the key features summarised below:

- One (1) existing title - Land area : 812m²*
- Designated General Residential Zone
- 4 x 3 bedroom, 2 bathroom and double garage townhouses
- 173-175m²* internal Gross Floor Area each
- 540m* to Margate Parade and Moreton Bay
- Indicative scope of works that may be required to complete available for review
- In close proximity to a variety of local amenities including shopping, schools, public transport, medical and recreational facilities

As the exclusive marketing agents, we encourage your strong consideration of this outstanding Property and look forward to assisting you with your enquiries.



Mark Creevey
Ray White Special Projects (QLD)
M 0408 992 222
E mark.creevey@raywhite.com



Tony Williams
Ray White Special Projects (QLD)
M 0411 822 544
E tony.williams@raywhite.com

*Approximately

Important: Prospective purchasers conduct due diligence investigations of the Property strictly at their own expense and risk, and the vendor will have no liability in relation to such expenses. Consent by the vendor to the conduct by any potential purchaser of due diligence activities or investigation will not in any circumstance be construed as a representation that the vendor will be exercising, or refraining from exercising its rights to deal with the Property, or any representation that the vendor intends to contract with that potential buyer, or at all.

SALE SUMMARY

Address 43 King Street, Woody Point QLD 4019 (Property)

Sale Details

The Property is for sale by Public Auction on Friday 13 December 2019 at 10.30am at Level 26, 111 Eagle Street, Brisbane Qld.

The Property is offered for sale on an 'as is, where is' basis with a 10% deposit payable on the fall of the hammer, with a 30 day settlement and otherwise on terms satisfactory to the Seller.

Please note:

Any intending bidder is required to:

- Read and sign Auction Terms and Conditions (Annexure B)
- Execute the Bidder Registration Form and provide to the agents prior to the Auction (Annexure C).
- Contracts are available from:
c/- Tony Williams and Mark Creevey
Ray White Special Projects (QLD)
Level 26, One One One Eagle Street
111 Eagle Street, Brisbane Qld 4000
- The sale of this Property is on the basis of a GST exclusive transaction

Inspections

The Property will be open for inspection on the following dates and times:

Saturday, 30 Nov 10am - 10:45am

Saturday, 7 Dec 10am - 10:45am

Please contact the marketing agents below to make arrangements.

Due Diligence Information

A data room is available to qualified parties which can be accessed via secure Digital Pigeon link.

Please contact the marketing agents to obtain access to information relating to the Property.

Marketing Agent

Mark Creevey

Ray White Special Projects (Qld)

M: 0408 992 222

E: mark.creevey@raywhite.com

Tony Williams

Ray White Special Projects (Qld)

M: 0411 822 544

E: tony.williams@raywhite.com

PROPERTY OVERVIEW

Address	43 King Street, Woody Point QLD 4019 (Property)
Real Property Details	Lot 8 on RP 30308
Title Reference	12469019
Town Planning	General Residential
Local Authority	Moreton Bay Regional Council
Land Area	812m ² *
GFA	173-175m ² * each townhouse
Brief Description	The Property comprises an incomplete multi-unit dwelling of four attached townhouses located within the bayside suburb of Woody Point, Queensland. Each partially completed townhouse comprises 3 bedrooms, 2 bathrooms, double lock up garage with a courtyard area.

*Approximately



Outline Indicative Only

PROPERTY OVERVIEW

RATES

Rates	Billing Period	Amount
Water	Payable quarterly (26-Jan-19 to 27-Apr-19)	\$791.80
Council	Payable quarterly (01-Oct-19 to 31-Dec-19)	\$596.49
Body Corporate Levies	Yet to be established	

As per the contract, the outstanding rates will be adjusted at settlement by the Receivers and Managers.

EASEMENTS, ENCUMBRANCES AND INTERESTS

The following encumbrances lodged in respect of the Property and obtained from searches of Queensland Land Titles Office, as detailed below:

Charge Holder	Encumbrance	Registration No.	Date Registered
Westpac Banking Corporation	Mortgage	717618477	2/11/2016
Nucon Pty Ltd	Caveat	717951522	7/04/2017
Esslinger Development Pty Ltd	Caveat	718565582	7/02/2018
Coates Hire Operation Pty Ltd	Caveat	718584229	16/02/2018
Candice Kathleen Ghossain	Caveat	718596808	23/02/2018
The Northern SEQ Distributor – Retailer Authority t/as UnityWater	Statutory charge	718804996	13/06/2018

ADMINISTRATIVE ADVICES

Dealing	Type	Lodgement Date	Status
718054087	NTCE OF ACTN LAND TITLE ACT 1994	30/05/2017 14:48	Current
718727487	NTCE OF ACTN LAND TITLE ACT 1994	03/05/2018 14:51	Current
718759088	NTCE OF ACTN LAND TITLE ACT 1994	21/05/2018 16:12	Current

Title to the Property will be transferred free of encumbrances. Refer to the Contract of Sale - Special Conditions for further details.

PROPERTY OVERVIEW

DEVELOPMENT STATUS REPORT

Incite Project Management has prepared a detailed report outlining the following information:

- Overview of activity undertaken to date
- Summary of Development and Building Approvals
- Utilities Connections
- Incomplete Works
- Certification on Completed Works
- Key Development Risks
- Strata Titling
- Cost to Complete

DISCLAIMER

A visual inspection has been carried out and was limited to those sections of the property to which reasonable access was available. The inspection did not include breaking apart, dismantling, removing or moving objects. The inspection did not include excavation or any other invasive procedure. No materials were removed, nor were tests carried out on or off site of defective materials.

No inspection for asbestos or other harmful materials or chemicals was carried out at the property.

There are no implied or express warranties or guarantees of any kind in connection with this report. This report is for information only. The report is made solely for the use of the Client named on the front of the report. No liability or responsibility whatsoever, in Contract or tort, is accepted to any third party who may rely on the report wholly or in part. Any third party acting or relying on the report, in whole or in part, does so at their own risk.



FLOOR PLANS

GROUND FLOOR

Area Table				
	Unit 1	Unit 2	Unit 3	Unit 4
Porch	2.00m ²	2.00m ²	2.00m ²	2.00m ²
Gound	84.00m ²	85.00m ²	85.00m ²	84.00m ²
1st Floor	89.00m ²	86.00m ²	86.00m ²	88.00m ²
Grand Total	175.00m ²	173.00m ²	173.00m ²	174.00m ²

*All areas are approximately only

FIRST FLOOR

Area Table				
	Unit 1	Unit 2	Unit 3	Unit 4
Deck	12.00m ²	12.00m ²	12.00m ²	12.00m ²
House	77.00m ²	74.00m ²	74.00m ²	76.00m ²
Total	89.00m ²	86.00m ²	86.00m ²	88.00m ²

*All areas are approximately only

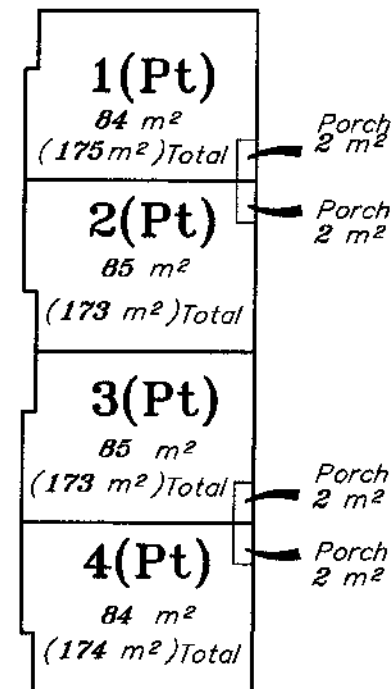
LEVEL A



COMMON PROPERTY

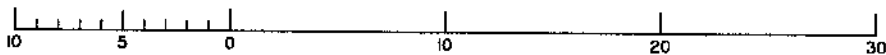
COMMON PROPERTY

COMMON PROPERTY



COMMON PROPERTY

Scale 1:250 - Lengths are in Metres.



State copyright reserved.

Insert Plan Number **SP307404**

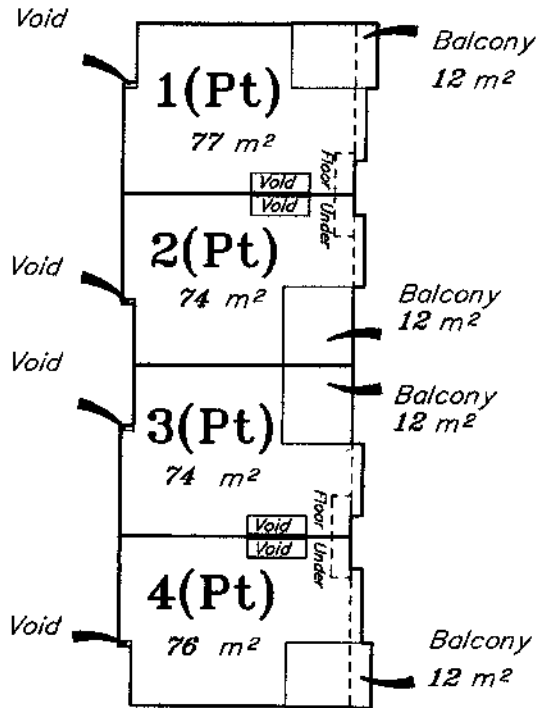
LEVEL B



COMMON PROPERTY

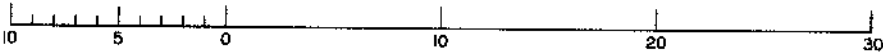
COMMON PROPERTY

COMMON PROPERTY



COMMON PROPERTY

Scale 1:250 - Lengths are in Metres.



State copyright reserved.

Insert Plan Number **SP307404**

LOCATION OVERVIEW

The Property is located within the predominantly residential, bayside suburb of Woody Point, situated nearby the Redcliffe Peninsula.

The region is provided with surrounding public and private infrastructure, and benefits from access to the Kippa Ring Train Line, which provides connectivity to Brisbane's major employment hubs.

It further has access to the Houghton Highway Bridge, Deagon Deviation and the Brisbane Airport. Additionally, the area will see benefit from the recent \$1.143 billion Gateway Upgrade North Project.

(Source - QLD State Government)

Local schools within the surrounding area include:

- Clontarf Beach State High School
- Southern Cross Catholic College
- Grace Lutheran Primary School
- Kippa Ring State School

The nearest shopping facility is provided by Woolworths Margate Supermarket, a 3* minute drive north of the Property.

The catchment including Kippa Ring, Margate and Woody Point has historically had a relatively older demographic, with the median age for Woody Point residents being 48 years of age, in comparison to Greater Brisbane which is 35 years of age.

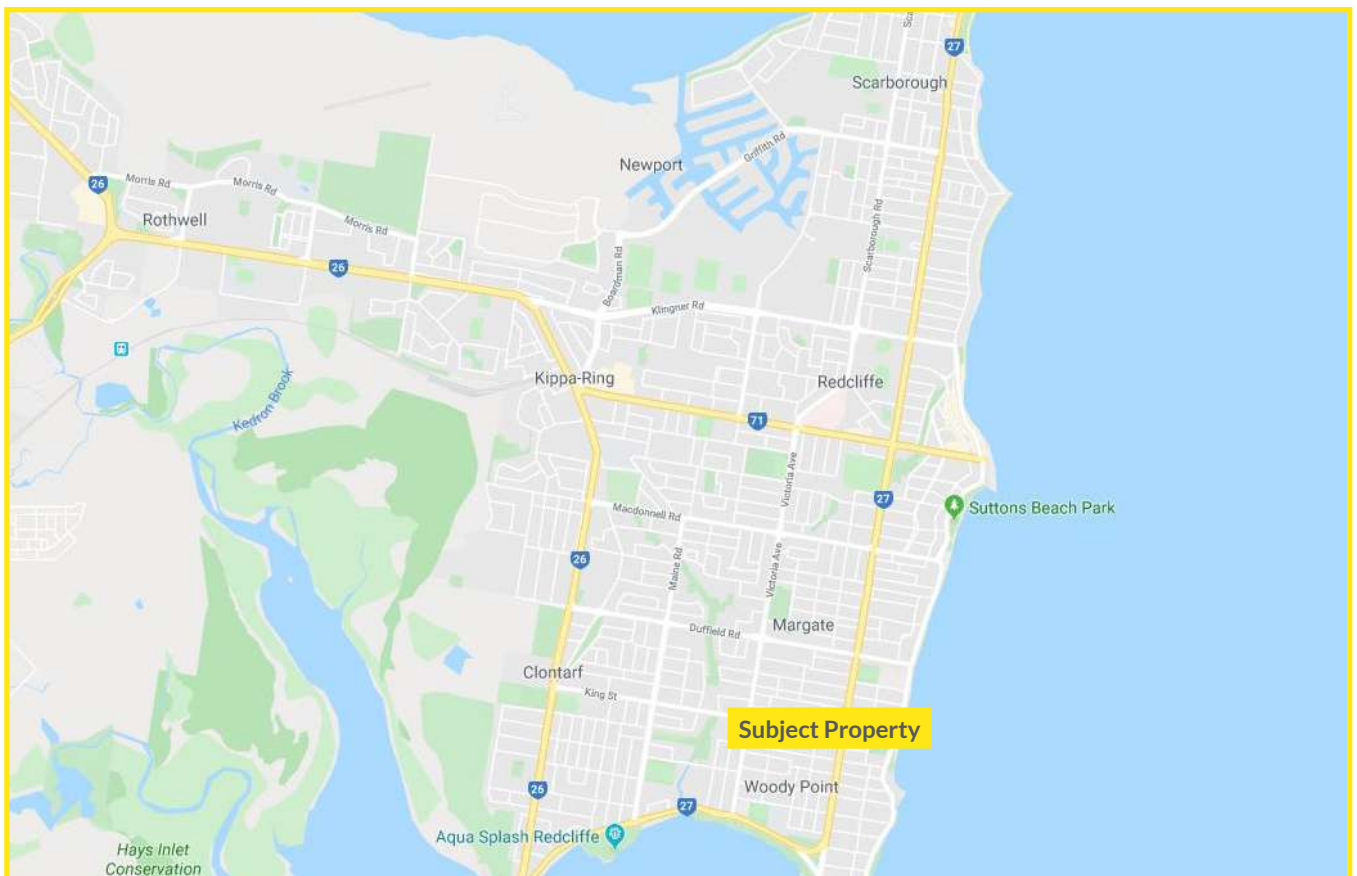
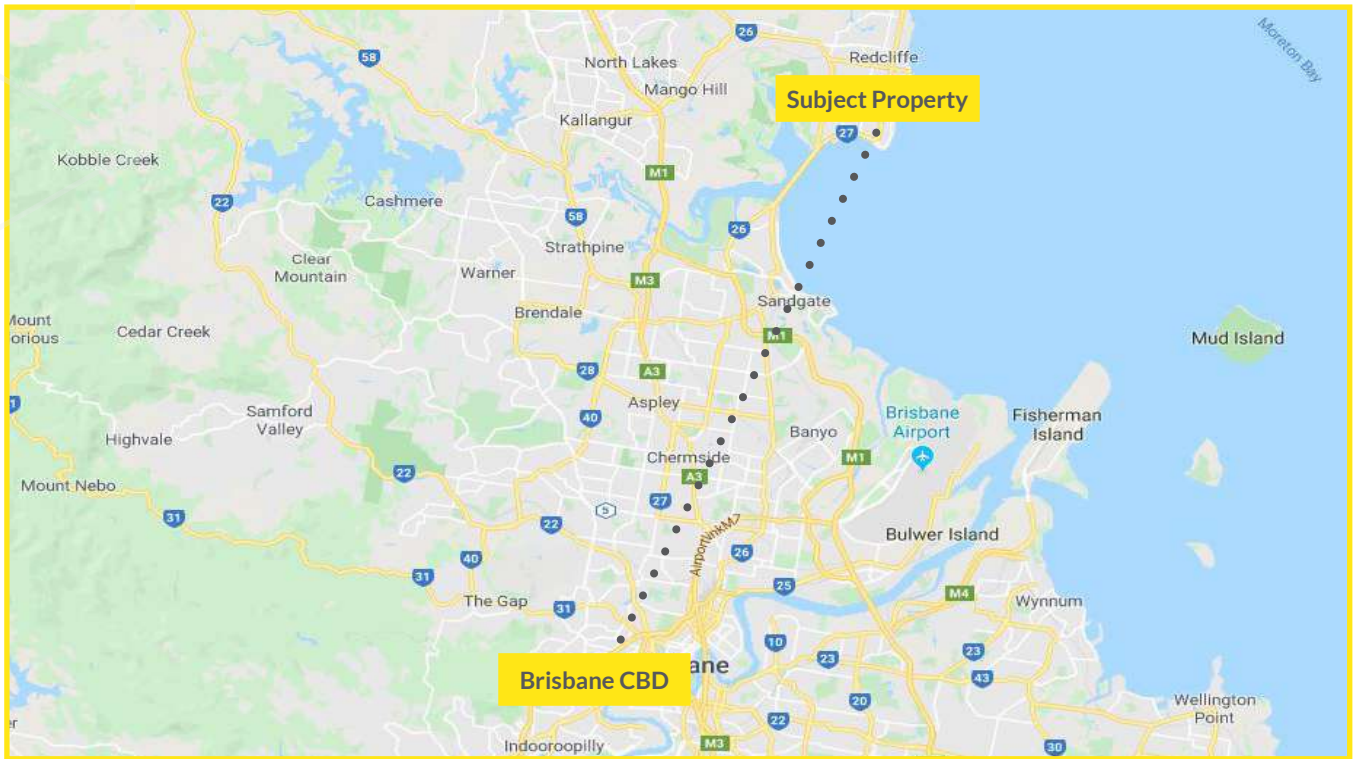
(Source - ABS)

Woody Point currently has a Median House Price of \$525,500 and a Median Unit Price of \$402,500 as at October 2019.

(Source - Realestate.com)

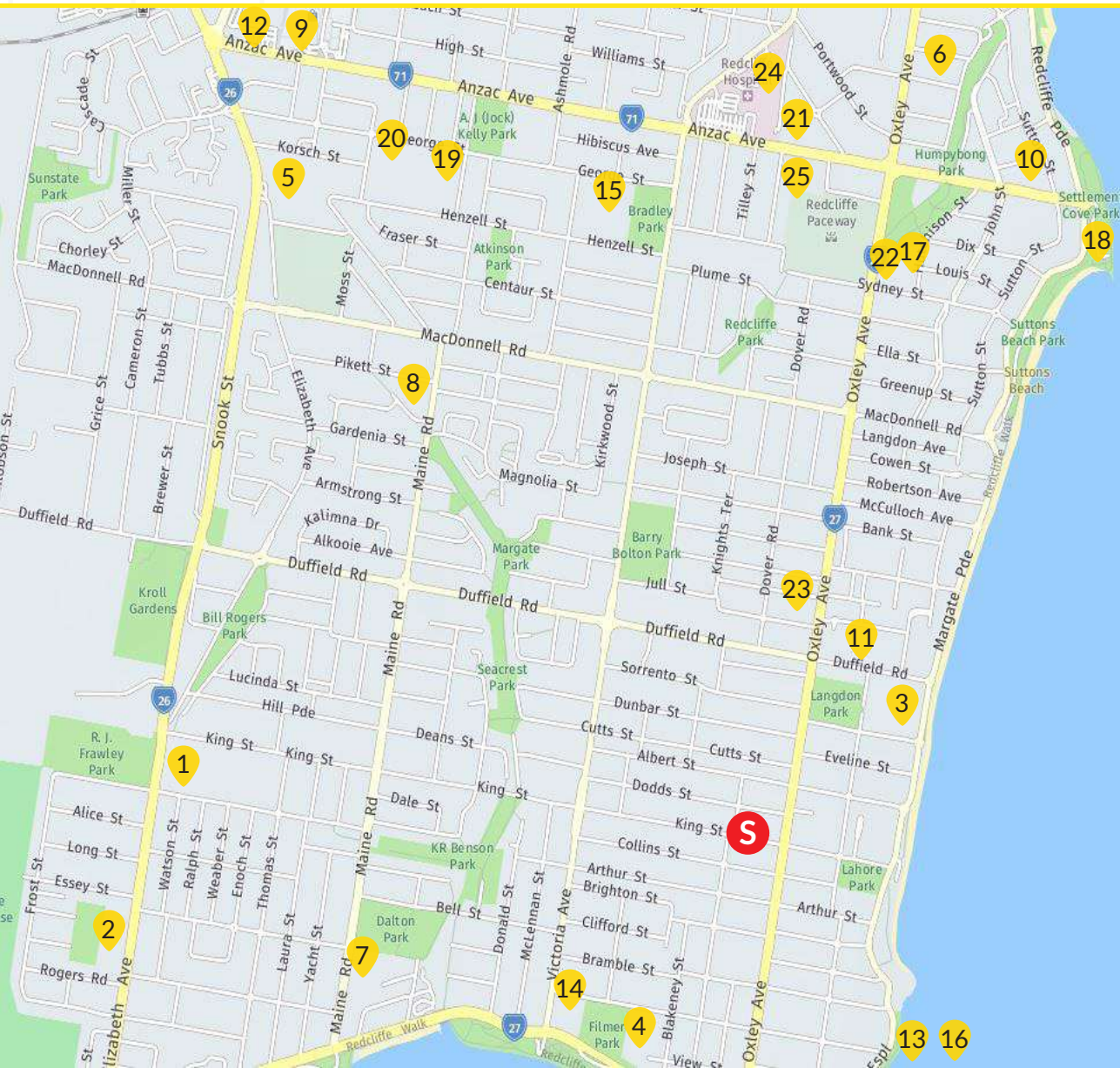


LOCATION OVERVIEW



**Locations Indicative Only*

AMENITIES MAP



SCHOOLS:

1. Clontarf Beach State High School
2. Clontarf Beach State School
3. Humpybong State School
4. Woody Point Special School
5. Kippa-Ring State School
6. Grace Creche & Kindergarten
7. Grace Lutheran Primary School
8. Beehive Kindy Childcare

MEDICAL & AGED CARE:

19. QML Pathology
20. Beaumont Peninsula Aged Care
21. Redcliffe Superclinic Pharmacy
22. Redcliffe Ambulance
23. Lime Radiology
24. Redcliffe Hospital
25. Azure Blue Aged Care

SHOPPING:

9. Peninsula Fair Shopping Centre
10. Woolworths Redcliffe
11. Woolworths Margate
12. Kippa-Ring Shopping Centre

S Subject Property

RECREATIONAL:

13. HMQS Gayundah Wreckage
14. Bramble Bay Bowls Club
15. Redcliffe Botanic Gardens
16. Gayundah Coastal Arboretum
17. Redcliffe Swimming Pool
18. Redcliffe Surf Life Saving Club

**Locations Indicative Only*

DISCLAIMER

This Information Memorandum (“IM”), including any data supplied in electronic or written/physical form together with this IM, has been issued by Jamie Harris and Anthony Connelly of McGrathNicol in their capacity as Joint Receivers and Managers (Receivers) of specific Property of Keith Laurence Simmons (Mortgagor), being 43 King Street, Woody Point, Qld 4019 (the Property) for the sole purpose of providing information to potential purchasers to evaluate whether to undertake further enquiries in respect of the Property and subsequently submit an offer on the same. This IM must not be used for any other purpose.

The Receivers act as Agent of the Mortgagor for the purposes of realising the Property, and do not act in any other capacity in respect of the Mortgagor.

Confidentiality

The information contained in this IM is confidential information and is to be read subject to the provisions of the disclaimers enclosed in the IM and in conjunction with the data room terms and conditions and with all other information provided by the Receivers. Without limiting the terms of disclaimers and the data room terms and conditions, the Recipient agrees to keep confidential:

- a. information contained in this IM;
- b. information appended to this IM;
- c. information subsequently provided to the Recipient, whether orally, in writing or in any other form by or on behalf of the Receivers, or any person involved in the preparation of this IM;
- d. information provided to the Recipient by the Receivers, any of their respective partners, affiliates, officers, employees, advisers, agents, consultants or representatives (Receivers’ Representatives); and
- e. information provided to the recipient in the electronic data room.

Documents containing such information may not be reproduced in whole or in part, nor may any of the information be divulged to any third party.

Limited purpose and context of IM

This IM is made available solely for the purpose of assisting interested parties to determine whether to undertake further enquiries in respect of the Property, and following such enquiries, whether or not they wish to submit indicative offers for the possible purchase of the Property.

This IM is not all inclusive and does not contain all of the information a prospective purchaser may require or should obtain prior to any purchase of the Property (in whole or in part), or for the evaluation of any possible purchase. At the Receivers’ absolute discretion, further information may be provided to a limited number of short-listed prospective purchasers, who may be invited to undertake further due diligence inquiries and site visits before the auction and negotiating transaction documents.

This IM including any update, supplement or appended

information, does not and will not form part of any contract for the acquisition of the Property.

No warranties

To the maximum extent permitted by law, the Receivers and the Receivers’ Representatives make no representation or warranty, express or implied, of the accuracy, currency, reliability, completeness, suitability or otherwise of the information contained in this IM. None of those parties have or assume any obligation to provide any additional information or to update this IM.

Information not complete and accurate

This IM is not and is not intended to be, a complete or accurate statement of the information which a Recipient would need or expect to find to assess whether or not to make an offer for the Property (or any part of it), or the manner in which any such acquisition can be lawfully undertaken. The Receivers and Receivers’ Representatives have no responsibility to provide any updates or inform the Recipient if they become aware of any inaccuracy in the document.

Own investigations

Recipients of this IM may not rely on the information contained or referred to in this IM for any purpose. Recipients acknowledge they must make their own independent investigations and verification of the information contained or referred to in this IM and any other information made available before or during the Sale Process and make their own appraisals of the Property. This IM is provided on the condition that each Recipient will conduct its own investigations and verification of the information relating to the Property. Each Recipient must obtain (and will be deemed to have obtained) their own independent legal, taxation, financial, commercial, technical and other advice about information in this IM or otherwise made available to them before or during the Sale Process and concerning any potential purchase. The Receivers and the Receivers’ Representatives have not considered the objectives, financial situation or needs of any Recipient.

No liability

To the maximum extent permitted by law, the Receivers and the Receivers’ Representatives accept no responsibility or liability whatsoever to any person for any loss, liability, damage or expense arising directly or indirectly from or connected in any way with, any use of or reliance placed by the Recipient on the contents of this IM or any other information made available before or during the Sale Process. In particular (but without limitation), to the maximum extent permitted by law, no representation or warranty is given and nothing in this IM or any other information made available before or during the Sale Process is or should be relied upon as, a promise or representation about the profitability of the Property the prospects of the Property, or to any economic or other interpretations, forecasts or evaluations of the information. Recipients represent they are qualified to interpret and/or will engage consultants who are qualified to interpret, any such information.

DISCLAIMER (CONTINUED)

Neither a recommendation nor invitation to buy business assets or subscribe for securities

The information set out in this Information Memorandum or any other information made available before or during the Sale Process does not constitute a recommendation or advice by the Receivers or the Receivers' Representatives, nor does it form the basis of any contract or offer for the sale of the Property (or any part of it).

Information to be read as a whole

Tables and schedules included in this IM are summaries of information and must be read in conjunction with this IM as a whole. Where an entity is referred to in this IM as the source of any particular information, that entity does not accept any liability for and shall not be liable in connection with, that information in the manner in which it is used or presented in this IM.

Recipient acknowledgment

Without limiting the terms of the disclaimers contained in this IM and the data room terms and conditions, the Recipient acknowledges that:

- To the fullest extent permitted by law, the Receivers and any of the Receivers' Representatives are not liable to any Recipients, on any basis whatsoever (and whether or not arising out of or connected with negligence, default or lack of care of any of them, respectively nor arising in contract, statute or otherwise), for any loss or damage (whether foreseeable or not and whether direct, indirect or consequential) suffered or likely to be suffered by the Recipient or any other person for any act, matter or thing contained in or arising out of or in connection with any sale of the Property, this IM or any information, statement or representation expressed or implied in it, or any omission, inadequacy or inaccuracy therein.
- The Receivers do not, by the distribution of the IM or otherwise, adopt any personal liability for the obligations of the Property or for the contents of this IM.
- Each Recipient acknowledges that the Receivers may at any time (in their discretion) alter or discontinue the process of the sale of the Property and if they do so, the Receivers and any Receivers' Representatives will not incur any liability whatsoever to a Recipient.
- In entering into any subsequent sale agreement:
 - The Recipient will not have any rights against the Receivers personally or the Receivers' Representatives.
 - The Receivers by their execution of such agreement on behalf of the Property also take the personal benefit of any provision and indemnity given in favour of the Property.

Contract of Sale

The Property is to be offered for sale pursuant to a Contract of Sale on terms and conditions satisfactory to the Receivers ('the Contract'). The Contract will be governed by the laws of the state of Queensland. Validity of title to the Property, amongst other things, will need to be independently verified by prospective purchasers before any sale.

The Receivers are not obliged to enter into or complete any proposed sale arrangement in respect of the Property unless, and until, they execute the Contract. The Receivers reserve the right to withdraw the Property from sale, and to amend and modify the proposed sale process.

The Contract will contain no representations or warranties in respect of the Property. Prospective purchasers will need to independently satisfy themselves, through their own investigations, as to the nature and quality of the Property, and should conduct their due diligence and other investigations with this in mind

No liability for costs

The Receivers and the Receivers' Representatives are not liable to compensate or reimburse any Recipient for any liabilities, costs or expenses incurred in reviewing, investigating or analysing any information concerning the Property, whether or not such information is contained in IM or is otherwise made available before or during the Sale Process, or for any costs associated with the Sale Process.

Contact

All enquiries should be directed to Ray White as Marketing Agents of the Property. Without limiting the terms of the disclaimers contained in this IM and the data room terms and conditions, directors and officers of the Property must not be approached directly, unless specific written authorisation is provided by the Receivers prior to such contact being made.

SOURCES OF INFORMATION

PAGE	CONTENT	SOURCE
Page 3	Property Overview	RP Data, Moreton Bay Regional Council
Page 7	Survey Plans	Department of Natural Resources and Mines
Page 10	Location Overview	Wikipedia, Google, & Moreton Bay Regional Council, ABS, Realestate.com.au
Page 12	Amenities Map	Google Maps, Whereis.com
Annexure A	Property Photography	Skyepics and Listing Media
Annexure B	Auction Terms and Conditions	REIQ
Annexure C	Bidders Registration Form	REIQ
Annexure D	Bid on Behalf of Another Party Authority	REIQ
Annexure E	Bid via Telephone Authority	REIQ
Annexure F	Rental Comparative Market Analysis	Ray White Woody Point

ANNEXURE A

PROPERTY PHOTOGRAPHY





Outline Indicative Only



Outline Indicative Only









ANNEXURE B

AUCTION TERMS AND CONDITONS



Conditions of Sale – Public Auction

GST ANNOUNCEMENT AND CLARIFICATION

At auction the Auctioneer will announce in clear terms:

1. If GST is to apply or not; and
2. **One** of the following applicable GST Clauses

IF THE SELLER IS NOT REGISTERED FOR GST:

- The property is offered for sale on a GST inclusive basis – which means the knock down price is the sale price.

IF THE SELLER IS REGISTERED FOR GST:

- The property is offered for sale on a GST exclusive basis – which means the knock down price attracts GST at 10% of the selling price; or
- The property is offered for sale under the Margin Scheme – which means that the knock down bid is the sale price and GST payable by the seller is 1/11 of the margin.

CONDITIONS OF SALE BY PUBLIC AUCTION FOR REAL PROPERTY

1. All Bidders must be registered. The Auctioneer may register a person as a Bidder only if the person has provided his/her name and address and satisfactory evidence of his/her identity. If the Bidder is successful, the name listed on the registration form will be the name of the Buyer in the Contract of Sale, unless the Bidder is bidding on behalf of another person in accordance with Conditions 9 and 10.
2. The highest approved Bidder will be the Buyer subject to:
 - a. the reserve price, if any; and
 - b. the Seller's approval.
3. A cooling off period will not apply to any Contract of Sale formed on a sale by auction or entered into, by no later than 5.00pm on the second clear business day after the property was passed in at auction, with a registered bidder for the auction.
4. The Buyer acknowledges that the Contract of Sale will not be conditional on any of the following:
 - a. Finance; and
 - b. Building and Pest Inspection Reports.
5. Bids will only be accepted from registered Bidders.
6. Bidders must use the numbered identifier provided by the Auctioneer to make a bid during the auction.
7. The Seller reserves the right to bid, either personally or by a representative. If the Seller or their representative bids for the property the Auctioneer must clearly announce to all other Bidders that the bid is made on behalf of the Seller.
8. The Bidder warrants their ability to enter and complete the Contract of Sale in accordance with its terms.
9. Any person bidding on behalf of another person must provide the Auctioneer with a copy of their written authority before the auction; otherwise the Bidder will be taken to be acting on their own behalf. The Auctioneer may register a person as a Bidder only if the person gives the Auctioneer the name and address of the other person for whom bids are intended to be made on instructions given by the other person by telephone.
10. If the Bidder is authorised to bid on behalf of another person, and is the Buyer in accordance with condition 2, the Bidder warrants the other person's ability to enter and complete the Contract of Sale in accordance with its terms.
11. The Auctioneer has the discretion to refuse to accept a bid from any Bidder. A bid will be taken to be accepted and irrevocable unless the Auctioneer refuses it. If the Auctioneer refuses a bid, the Auctioneer must announce to all other Bidders that the bid has been refused.
12. Without affecting condition 11, if there is any dispute over a bid or the result, the Auctioneer may:
 - a. re-open the bidding; and/or
 - b. determine the dispute in any other way the Auctioneer considers appropriate in his/her absolute discretion.
13. Immediately on the fall of the hammer the property is sold, the Bidder of the highest bid accepted in accordance with Condition 2, must sign, as Buyer, the Contract of Sale in the form displayed or circulated with these Conditions of Sale and pay the deposit to the nominated Deposit Holder.
14. The deposit payable under the Contract of Sale is 10% of the successful bid or any other percentage or figure nominated in the Contract of Sale.
15. The Seller and the Buyer agree to sign all documents and do everything else necessary to transfer the property to the Buyer. The Seller and the Buyer each appoint the Auctioneer their agent to sign the Contract of Sale on their behalf. This appointment is non-revocable.
16. If the Buyer does not pay the deposit, at the Seller's option:
 - a. the result of the auction will be treated as invalid and the property may be resubmitted to public auction at the risk and expense of that Buyer; or
 - b. the Seller may affirm the Contract of Sale and pursue their legal and other remedies against the Buyer as they see fit.
17. The decision of the Auctioneer is final in all matters relating to the auction.

18. Insert Special Conditions (if any):

I/we have read and understand the above Conditions of Sale - Public Auction, and acknowledge that the sale of the property will occur subject to these conditions and the Contract of Sale.

Bidders Signature

Date

Bidders Signature

Date

ANNEXURE C

BIDDERS REGISTRATION FORM



Bidder Registration Form

BIDDER NO:

The Property Occupations Act 2014 requires the auctioneer to only accept bids from registered bidders. To be registered, a bidder must provide the bidder's name and address and produce satisfactory evidence of the bidder's identity.

If you have an interest in bidding at the auction for a property or properties, please complete your name and address below and provide the auctioneer with satisfactory identification.

If applicable, the registered bidder acknowledges that they have been given a copy of the Form 36 Notice of No Pool Certificate at the time of completing this Bidder Registration Form.

BIDDER DETAILS:

NAME:

ADDRESS:

SUBURB: _____ STATE: _____ POSTCODE: _____

PHONE: _____ FAX: _____ EMAIL: _____

IDENTIFICATION:

The above bidder is registered to bid in relation to the following property:

ADDRESS: 43 King Street

SUBURB: Woody Point STATE: Qld POSTCODE: 4019

SIGNATURES

Signature: _____ Date: _____

The Auctioneer will not disclose the identity of any bidder to anyone other than:

- (i) An inspector or the court; and
- (ii) The seller if it is necessary for negotiations with the bidder after the property has been passed in or for facilitating the sale of the property.

ANNEXURE D

BID ON BEHALF OF ANOTHER PARTY

AUTHORITY



Letter of Authority for a Person to Bid for and On Behalf of Another Party at the Auction Of:

AUCTION OF:

ADDRESS: 43 King Street

SUBURB: Woody Point STATE: Qld POSTCODE: 4019

TO: AGENT FOR THE SELLER DATE:

This letter serves to confirm that the person named below is authorised to bid on our behalf at the Auction of the above property. You are hereby authorised to take offers, from the person named below. Should our representative be successful they are authorised to immediately pay the deposit of _____ % of the purchase price, complete the contract of sale with the following buyer's details and sign the contract of sale on our behalf.

PARTY AUTHORISED TO BID

NAME: _____ IDENTIFICATION: *(e.g. Driver's licence to permit registration of the bidder/s)*

ADDRESS: _____

SUBURB: _____ STATE: _____ POSTCODE: _____

Signature: _____

BUYER/S DETAILS

NAME: _____ IDENTIFICATION: *(e.g. Driver's licence to permit registration of the bidder/s)*

ADDRESS: _____

SUBURB: _____ STATE: _____ POSTCODE: _____

NAME: _____ IDENTIFICATION: *(e.g. Driver's licence to permit registration of the bidder/s)*

ADDRESS: _____

SUBURB: _____ STATE: _____ POSTCODE: _____

SOLICITOR DETAILS

NAME: _____ FIRM: _____

ADDRESS: _____

SUBURB: _____ STATE: _____ POSTCODE: _____

WE ACKNOWLEDGE HAVING RECEIVED A COPY OF THE CONTRACT OF SALE AND STANDARD CONDITIONS OF SALE BY PUBLIC AUCTION

SIGNATURES

BUYER/S SIGNATURE(S): _____ BUYER/S SIGNATURE(S): _____

BUYER/S NAME(S): _____ BUYER/S NAME(S): _____

CAPACITY: (eg. Director) _____ CAPACITY: (eg. Director) _____

APPROVED BY SELLER(S): _____ Date: _____

INITIALS

ANNEXURE E

BID VIA TELEPHONE AUTHORITY



Letter of Authority from Prospective Buyer for Agent to Convey Telephone Bids at Auction

AUCTION OF:

ADDRESS: 43 King Street

SUBURB: Woody Point STATE: Qld POSTCODE: 4019

TO: AGENT FOR THE SELLER DATE: _____

This letter serves to confirm that I/we will not be attending the auction at the above property but wish to reserve the right to submit bids via telephone during and immediately after the course of the auction.

You are hereby authorised to take offers, by telephone, from the person/s named below and convey them by outcry to the auctioneer.

I/We hereby authorise and request the auctioneer sign the contract of sale on my/our behalf of the party authorised to bid.

Should I be successful in purchasing the property, the buyer's details to be entered on the contract of sale are as follows:

BUYER/S DETAILS

NAME: _____ IDENTIFICATION: *(e.g. Driver's licence to permit registration of the bidder/s)* _____

ADDRESS: _____

SUBURB: _____ STATE: _____ POSTCODE: _____

NAME: _____ IDENTIFICATION: *(e.g. Driver's licence to permit registration of the bidder/s)* _____

ADDRESS: _____

SUBURB: _____ STATE: _____ POSTCODE: _____

The Payment Of Deposit Is By: _____

SOLICITOR DETAILS

NAME: _____ FIRM: _____

ADDRESS: _____

SUBURB: _____ STATE: _____ POSTCODE: _____

PHONE: _____

WE ACKNOWLEDGE HAVING RECEIVED A COPY OF THE CONTRACT OF SALE AND STANDARD CONDITIONS OF SALE BY PUBLIC AUCTION

SIGNATURES

BUYER/S SIGNATURE(S): _____ BUYER/S SIGNATURE(S): _____

BUYER/S NAME(S): _____ BUYER/S NAME(S): _____

CAPACITY: (eg. Director) _____ CAPACITY: (eg. Director) _____

APPROVED BY SELLER(S): _____ Date: _____

INITIALS

ANNEXURE F

RENTAL COMPARATIVE MARKET ANALYSIS



22nd November 2019

To whom it may concern,

RE: 43 King Street, Woody Point

We have recently undertaken an appraisal of the above property for the purpose of letting and provide the following opinion:

Address: 43 King Street, Woody Point
R.P.D: Lot 8 on RP 30308
Description: 3 bedrooms, 2 bathrooms, 1 garage, four townhouses in the complex
Recent Lettings: 3/32 Hardiman Street, Woody Point LEASED for \$425/week in October 2019
2/22 Georgina Street, Woody Point LEASED for \$430/week in September 2019
2/64 Georgina Street, Woody Point LEASED for \$445/week in August 2019
Comments: Based on current market conditions, recent lettings and current properties available for lease, a rental appraisal of approximately \$420-\$450 per week is recommended.*

Should you require any further assistance please do not hesitate to contact me directly on 07 3883 8106. We would be grateful for the opportunity to assist you with the leasing and management of your property.

Yours sincerely,



Jeff Brown
Senior Property Manager

*This appraisal is based on the completion of the townhouses with appropriate certification provided.

This opinion of market worth has been prepared solely for your information and not for any third party. Although every care has been taken in arriving at this figure, we stress that it is an opinion only, and not to be taken as a sworn valuation. (We must add the warning that we shall not be responsible should the estimate or any part thereof be incorrect or incomplete in any way)

Ray White Woody Point
1/54 Oxley Avenue
Woody Point QLD 4019
T 07 3283 2277
F 07 3883 4788
raywhitewoodypoint.com.au



RayWhite



Comparative
market
analysis

43A KING STREET, WOODY POINT, QLD 4019

PREPARED BY JEFF BROWN, RAY WHITE WOODY POINT



43a King Street
Woody Point, QLD, 4019

Dear

RE: Property Appraisal

Thank you for your invitation to appraise your property and provide you with an appraisal as to what your property may be worth in today's market.

We have based this appraisal on current market conditions as well our extensive knowledge of the property market in the local area.

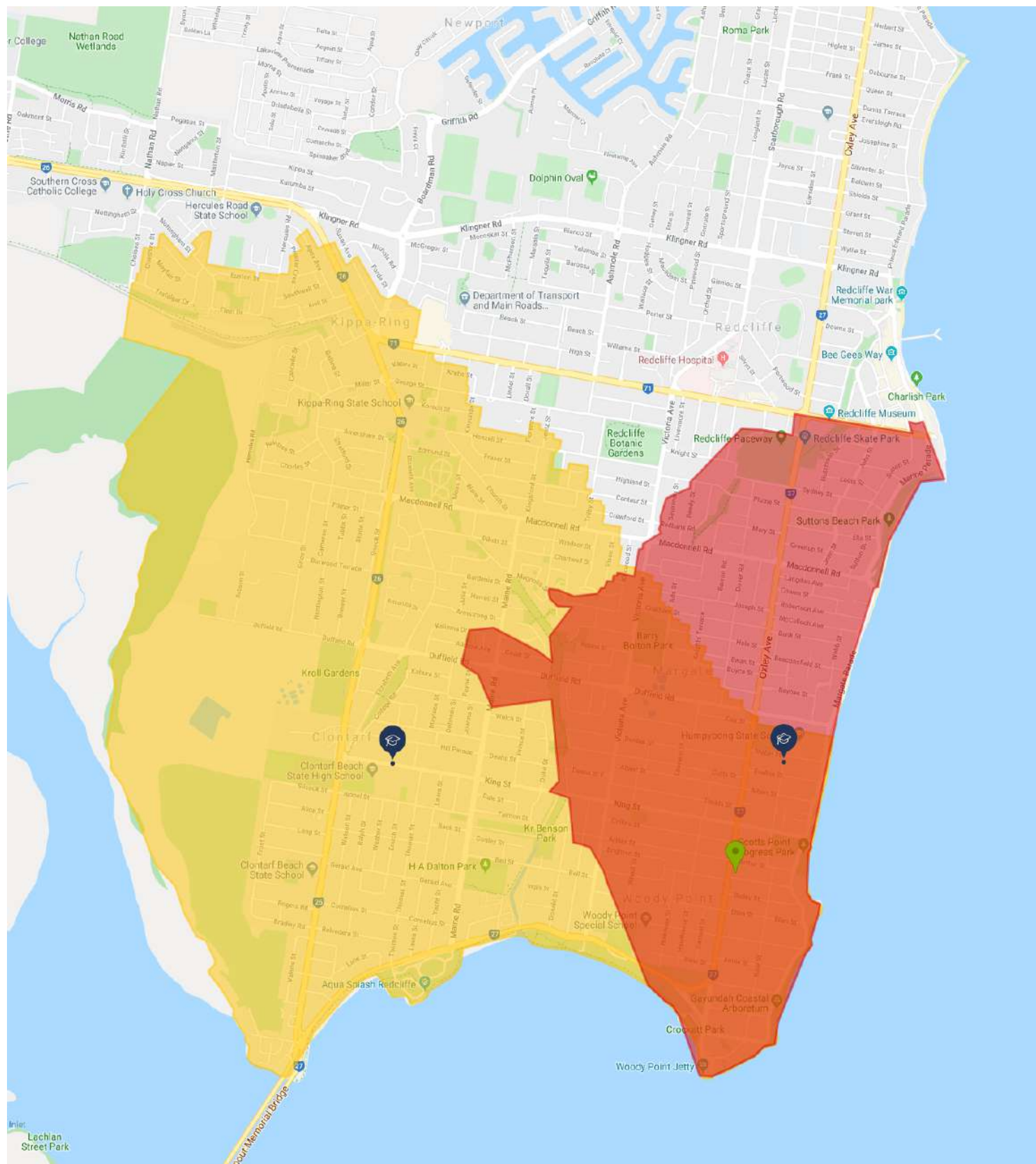
Should you have any questions relating to the information contained with this document please feel free to contact me on the details below.

Thank you again for the opportunity to access your property and for considering the services of our office. I look forward to working with you soon.

Kind Regards

Jeff Brown
Ray White Woody Point
Office Phone: +61 (7) 3283 2277
Email: jeff.brown@raywhite.com

School Catchment Areas



Humpybong State School

PY - 7

Co-ed



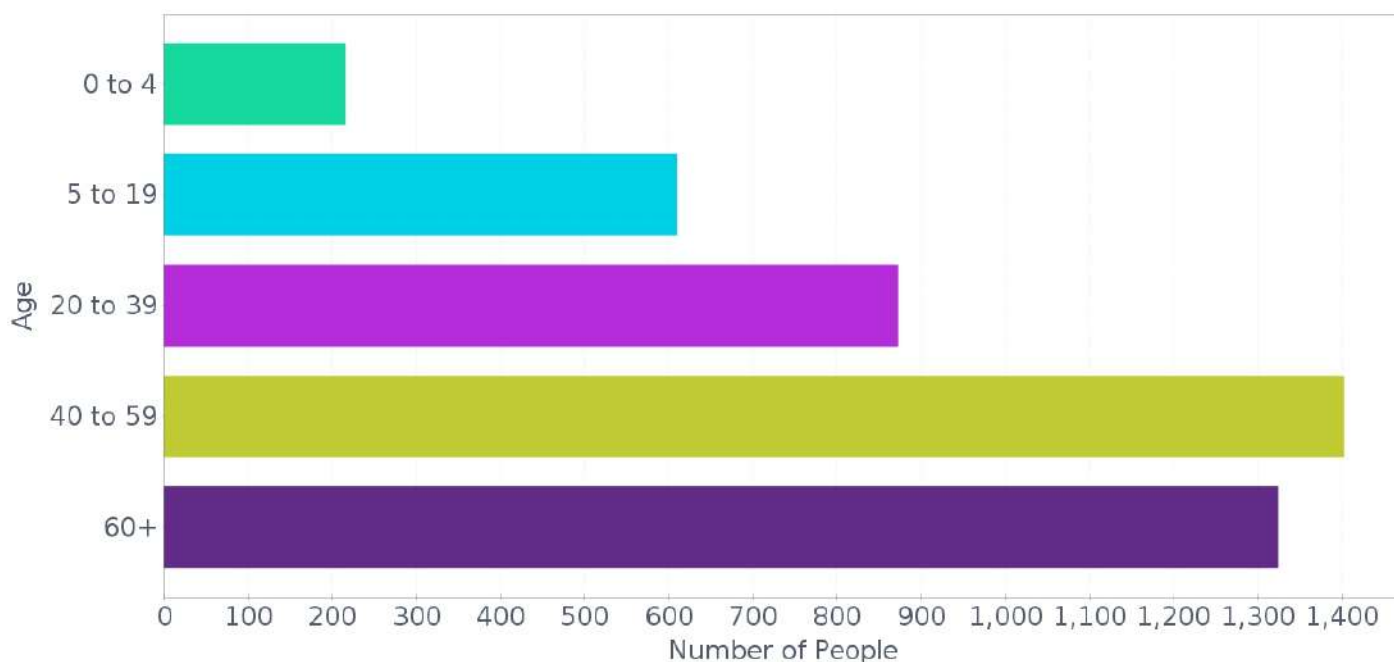
Clontarf Beach State High School

8 - 12

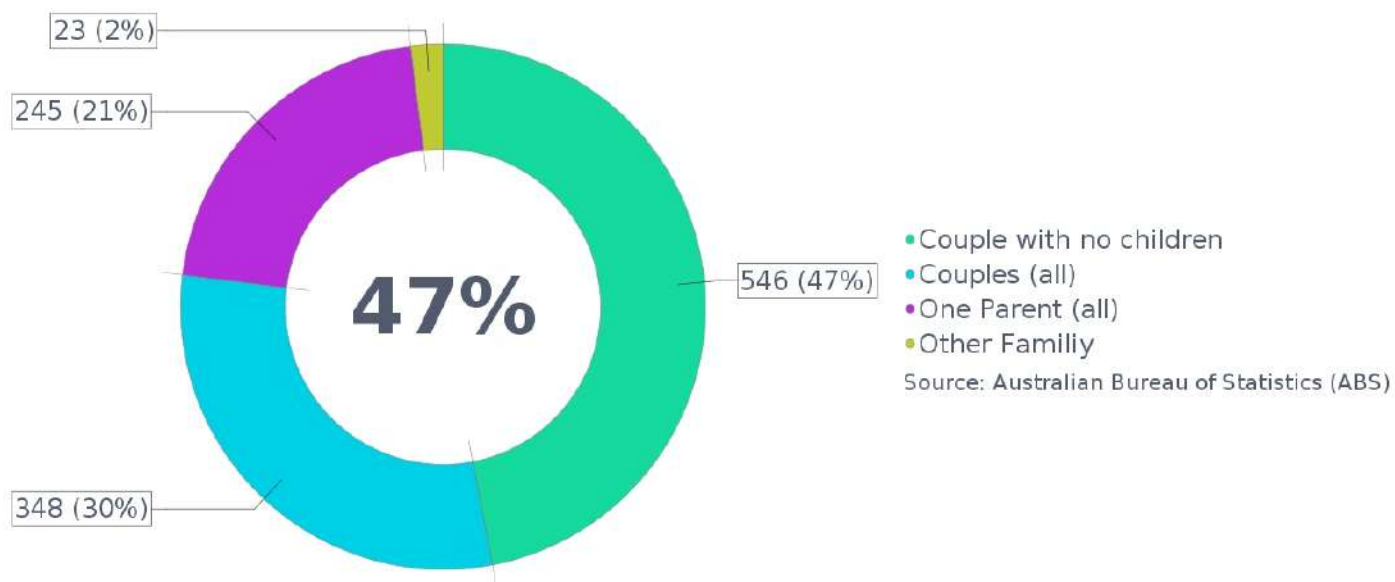
Co-ed



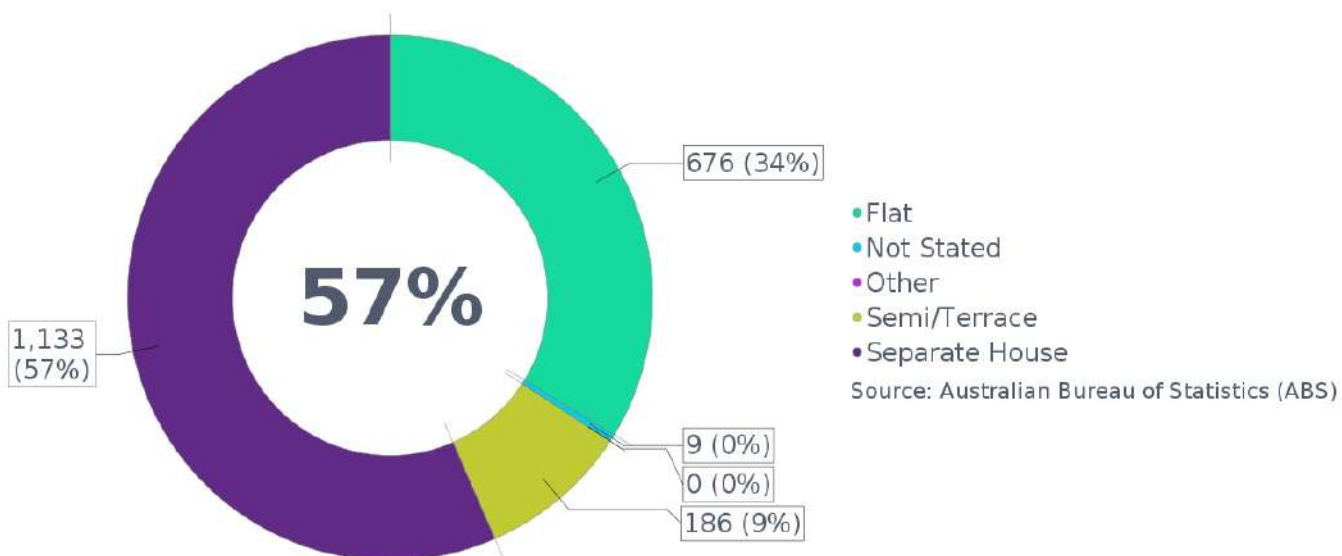
Age of Population (2016)



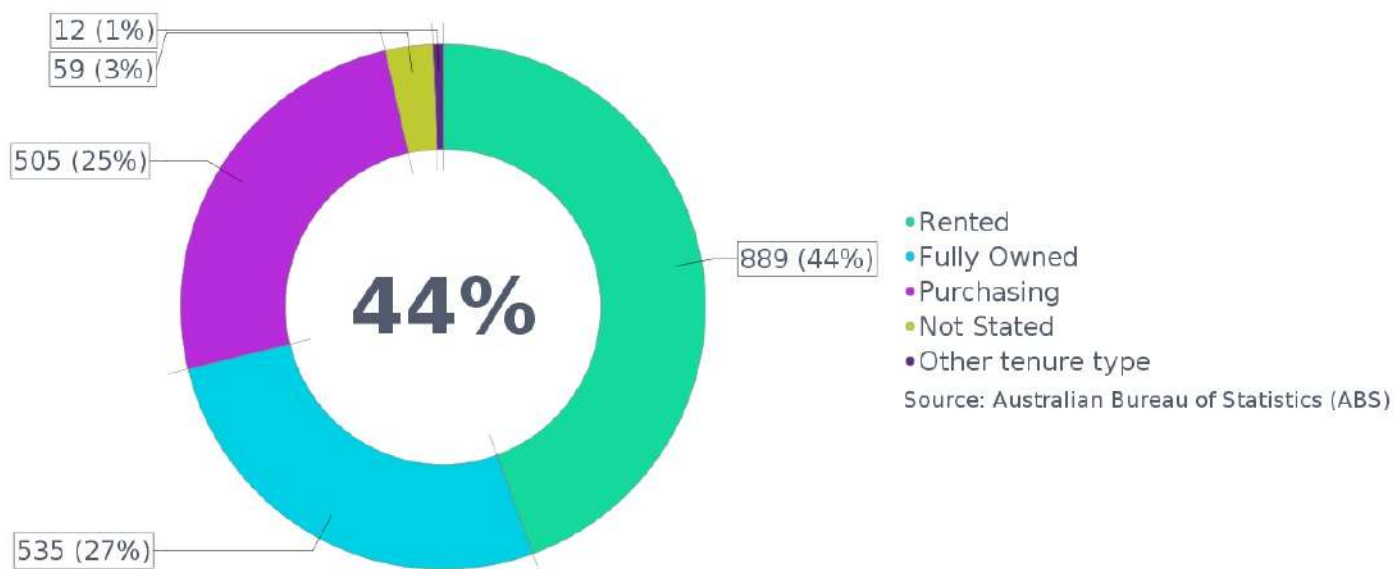
Family Composition (2016)



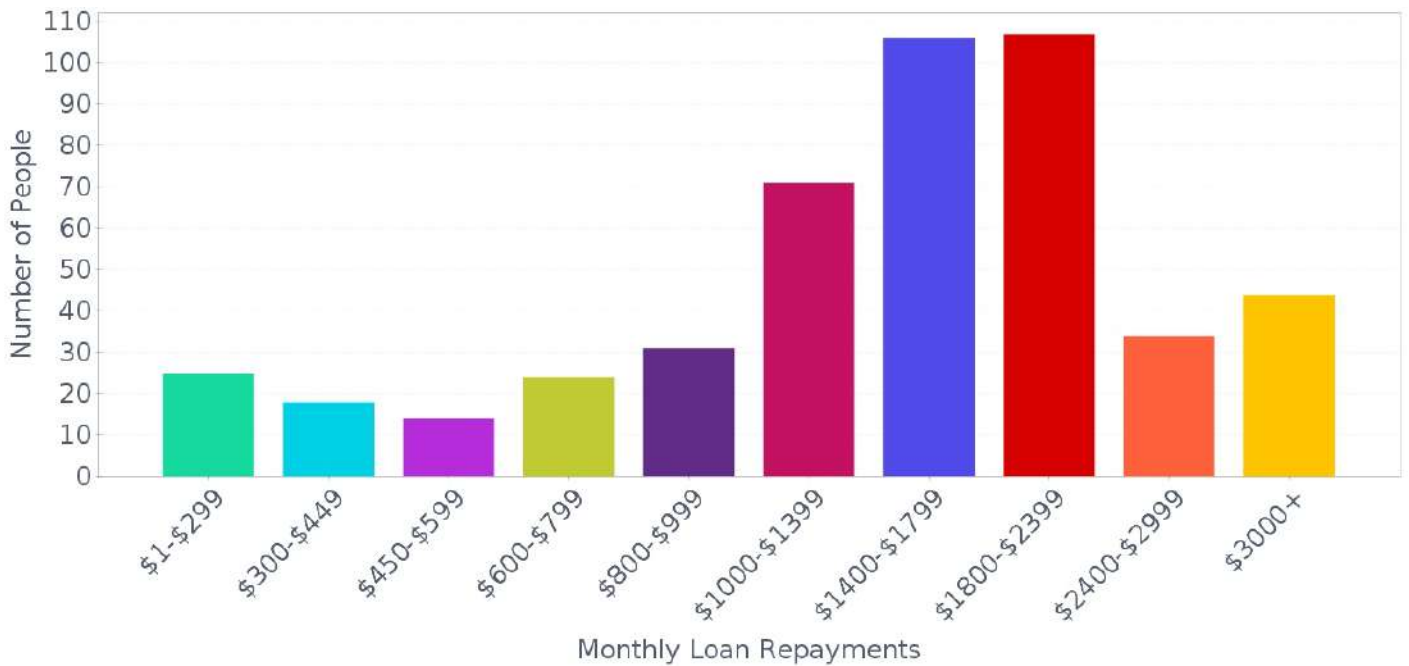
Dwelling Structure (2016)



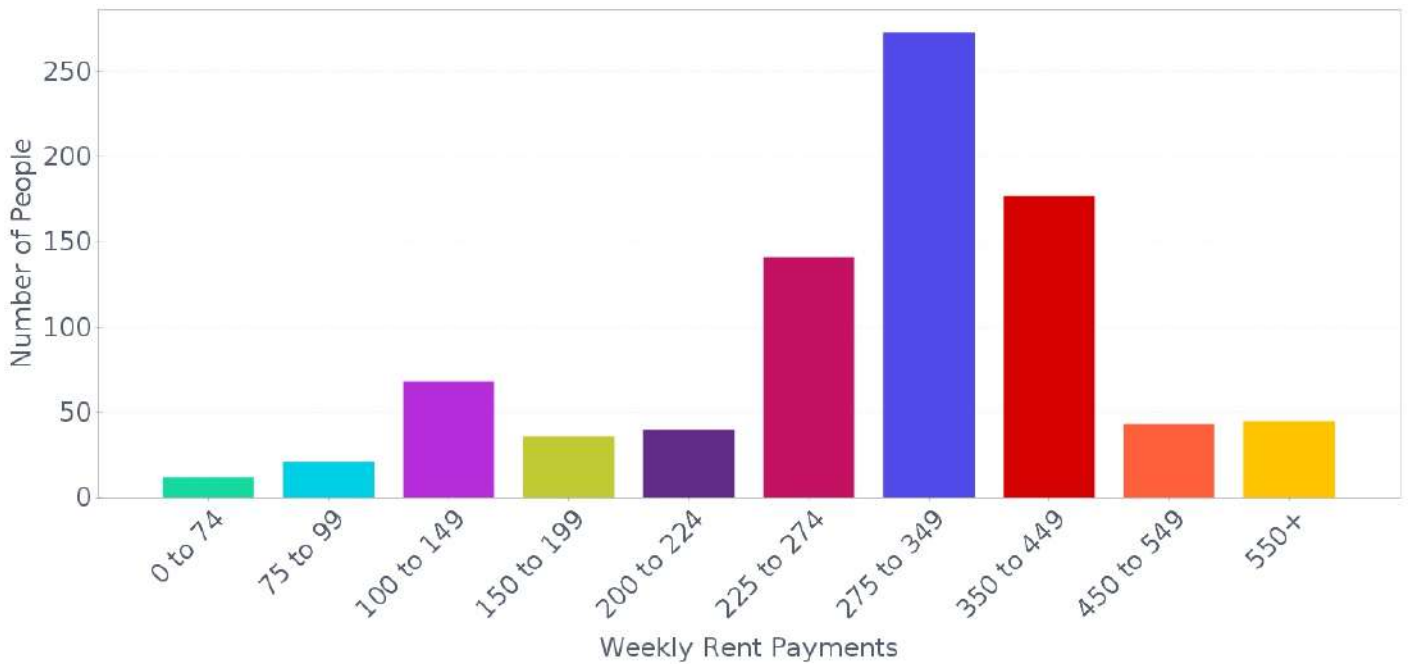
Home Ownership (2016)



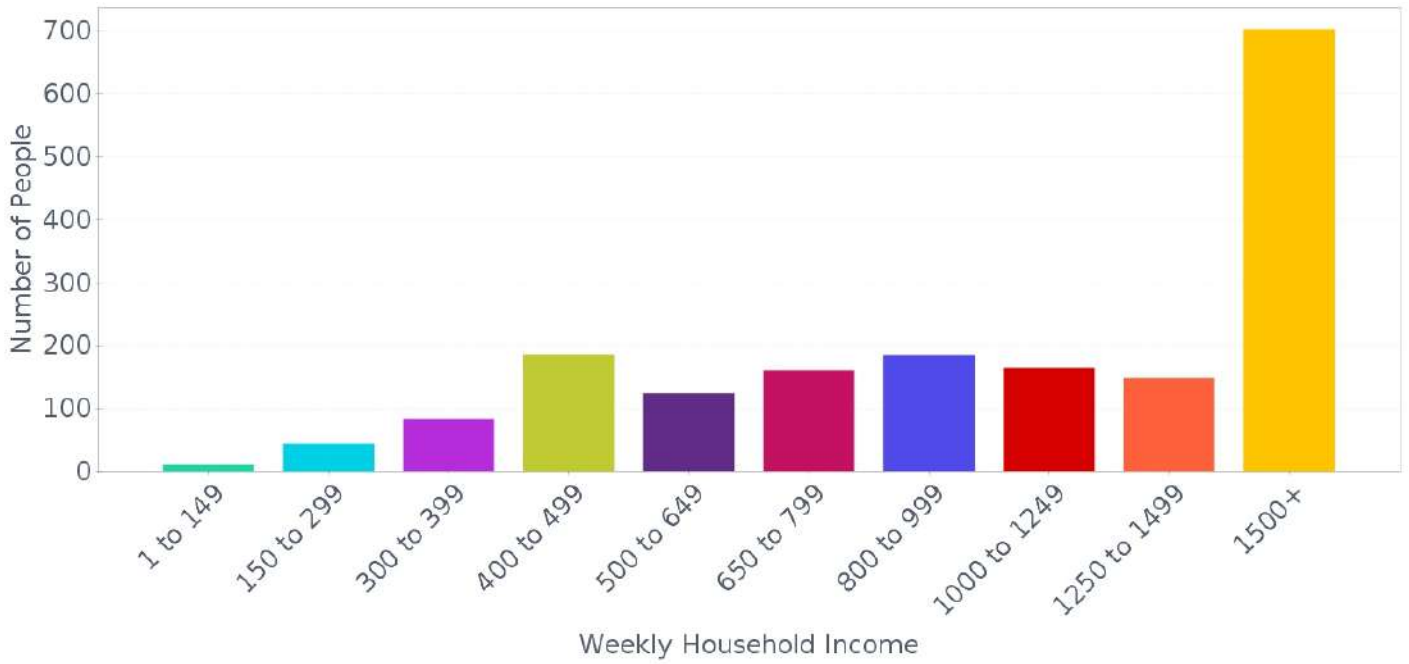
Home Loan Repayments - Monthly (2016)



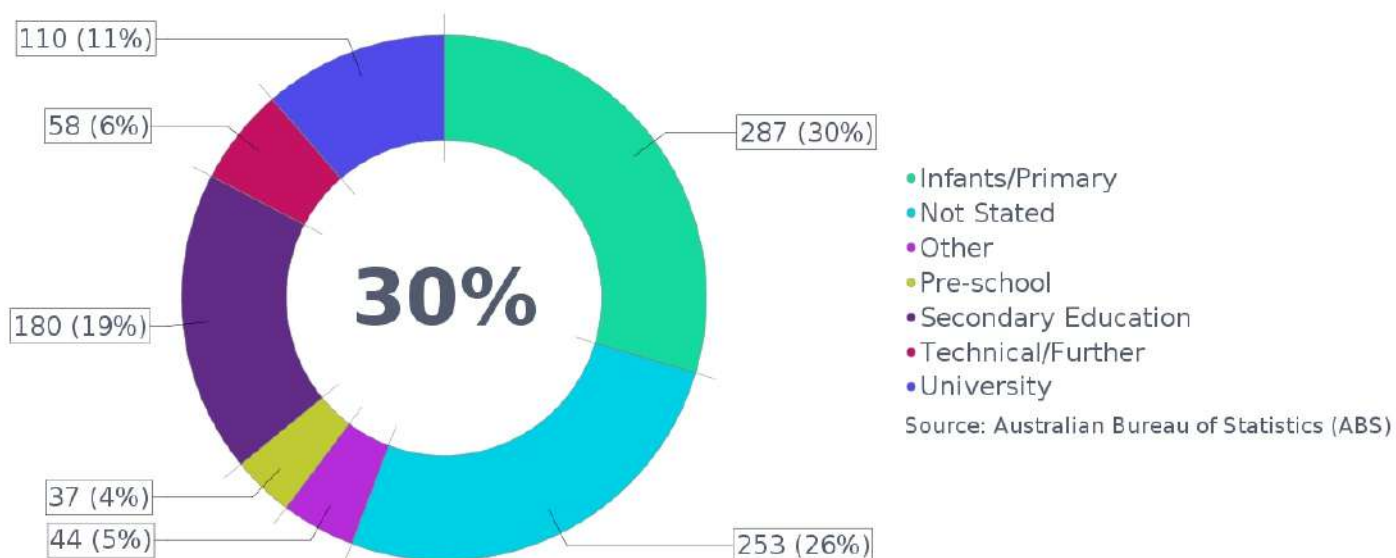
Rent Payments - Weekly (2016)



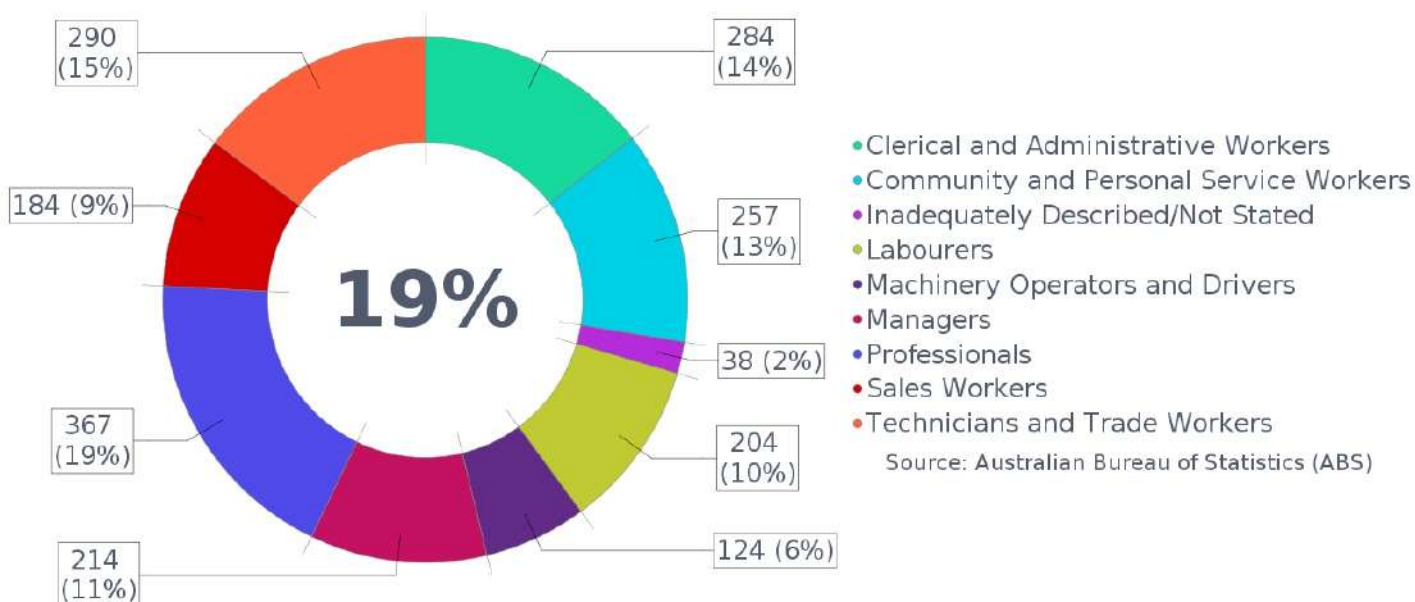
Household Income - Weekly (2016)



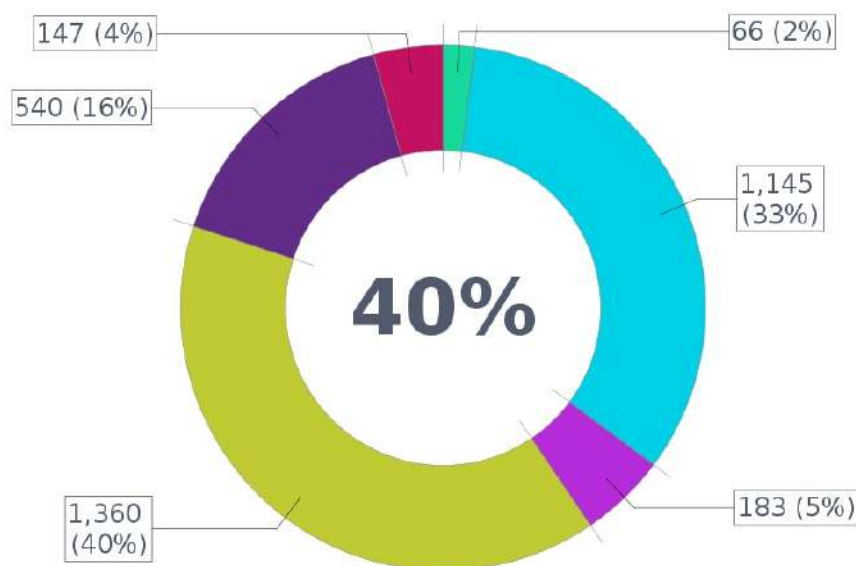
Non-School Qualification: Level of Education (2016)



Occupation (2016)



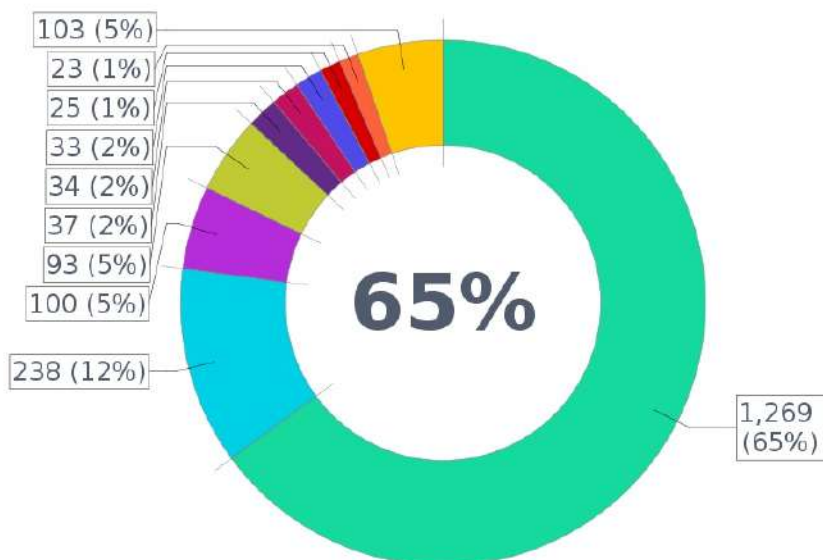
Employment (2011)



- Employed: away for work
- Full-Time
- Labour force status not stated
- Not in the labour force
- Part-Time
- Unemployed, looking for work

Source: Australian Bureau of Statistics (ABS)

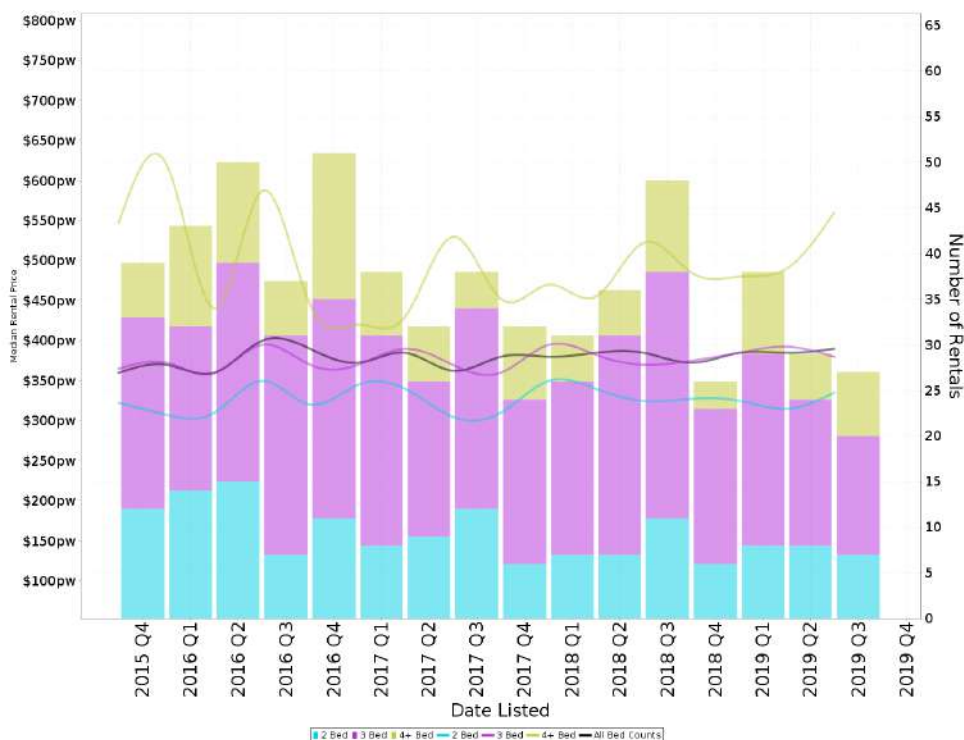
Method of Travel to Work (2016)



- Car (driver)
- Did not go to work
- Worked at home
- Car (Pas.)
- Train & Car (driver)
- Walked only
- Train
- Motorbike/scooter
- Bus
- Other Categories

Source: Australian Bureau of Statistics (ABS)

Median Weekly Rents (Houses)



Suburb Sale Price Growth

+7.0%

Current Median Price: \$500,000
Previous Median Price: \$467,500

Based on 149 registered House sales compared over the last two rolling 12 month periods.

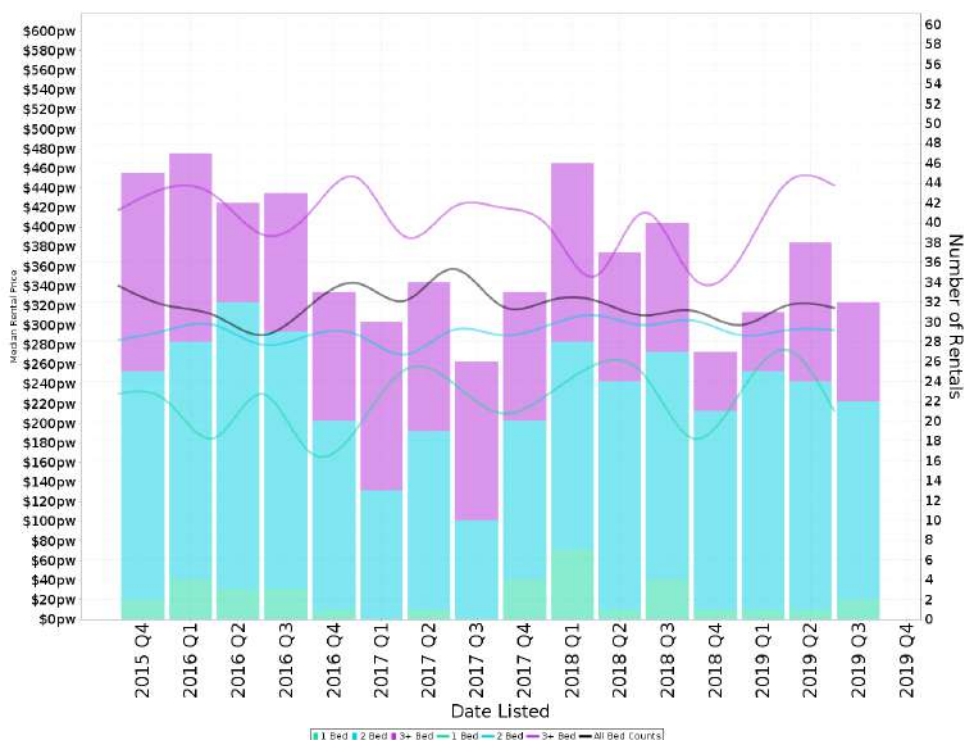
Suburb Rental Yield

+3.8%

Current Median Price: \$500,000
Current Median Rent: \$370

Based on 169 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

Current Median Price: \$397,500
Previous Median Price: \$397,500

Based on 126 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.1%

Current Median Price: \$397,500
Current Median Rent: \$310

Based on 177 registered Unit rentals compared over the last 12 months.

Nearby Comparable Rental Properties

There are 4 rental properties selected within the radius of 1000.0m from the focus property. The lowest for rent price is \$425 and the highest for rent price is \$445 with a median rental price of \$435. Days listed ranges from 9 to 36 days with the average currently at 19 days for these selected properties.

3/32-36 HARDIMAN ST, WOODY POINT 4019

UBD Ref: Brisbane - 091 P15  3  2  2



Property Type: Unit
Area: 1,619 m²
RPD: L19-22 RP30298

Features:

Current Rent Price: **\$425 \$425**
First Rent Price: **\$425 \$425**
Month Listed: **October 2019* (Rented)**
Days on Market: **9 Days**

2/22 GEORGINA ST, WOODY POINT 4019

UBD Ref: Brisbane - 091 Q17  3  2  2



Property Type: Unit
Area: 138 m²
RPD: L2 SP133290

Features:

Current Rent Price: **\$430 \$430**
First Rent Price: **\$430 \$430**
Month Listed: **September 2019* (Rented)**
Days on Market: **14 Days**

2/64 GEORGINA ST, WOODY POINT 4019

UBD Ref: Brisbane - 091 N16  3  2  4



Property Type: Unit
Area: 222 m²
RPD: L2 SP227079

Features:

Current Rent Price: **\$445 per week**
First Rent Price: **\$445 per week**
Month Listed: **August 2019* (Rented)**
Days on Market: **17 Days**

18/8 GEORGINA ST, WOODY POINT 4019

UBD Ref: Brisbane - 091 Q17  3  2  1



Property Type: Unit
Area: 144 m²
RPD: L18 SP229647

Features:

Current Rent Price: **\$440 \$440**
First Rent Price: **\$460 \$460**
Month Listed: **June 2019* (Rented)**
Days on Market: **36 Days**

Prepared on 22/11/2019 by Jeff Brown , +61 (7) 3283 2277 at Ray White Woody Point. © Property Data Solutions Pty Ltd 2019 (pricefinder.com.au)

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43 KING STREET, WOODY POINT, QLD 4019



Appraisal Price

This market analysis has been prepared on 22/11/2019 and all information given has been based on a current market analysis for the property listed above. Based on this, we believe this property to be estimated in the following range:

\$420pw to \$450pw

Contact your agent for further information:



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RAY WHITE SPECIAL PROJECTS (QLD)