27 July 2021

Tendai Mhasho
Southern Grampians Shire Council
Locked Bag 685
HAMILTON VIC 3300

Dear Madam,

Re: 16 Moodie Avenue, Hamilton, Victoria
Matter: Current Market Valuation

In accordance with agreed instructions please find attached a copy of our valuation report for the property for Pre-sale purposes.

Thank you for engaging Opteon to provide you with professional, independent property advice. Opteon is Australia's largest national provider of market-leading valuation and property advice. We work closely with our clients to deliver innovative property solutions.

Opteon provides expert property advice for all property sectors including residential, commercial, industrial, retail, hospitality, or rural property. We also offer plant and equipment valuations, quantity surveying or tax depreciation services.

We would appreciate the opportunity to be of service to you again. Please do not hesitate to contact us for further information or advice.

Kind regards,

Jane Jennings
Residential Property Valuer
PMAPI RPV
API No: 63270

OPTEON

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Valuation Report

16 Moodie Avenue
Hamilton, Victoria 3300

File Ref: 12845020

VALUATION REPORT

16 Moodie Avenue
Hamilton, Victoria 3300

Prepared For	Southern Grampians Shire Council
Report Purpose	Pre-sale purposes
Valuation Date	23 July 2021
Our Reference	12845020
Client Reference	Not Supplied
Inspection Type	No physical inspection

SOLUTIONS WITH EXCELLENCE
Opteon Property Group Pty Ltd
ABN 78 144 732 589
Liability limited by a scheme approved under Professional Standards Legislation

P 1300 40 50 60
E info@opteonsolutions.com
W www.opteonsolutions.com

1.0 Valuation Summary

1.1 Scope of Work and Instructions

Identity of Valuer	Opteon Property Group Pty Ltd
Independence of Valuer/Disclosure	Unless otherwise disclosed, the valuer does not have any material connection or involvement with the subject property or the parties to the valuation that could limit the valuer's ability to provide an unbiased and objective valuation. The valuation has been assessed independently by the valuer without material assistance from others.
Instructing Party	Tendai Mhasho, Southern Grampians Shire Council
Client	Southern Grampians Shire Council
Other Authorised Users/Additional Client Information	Nil
Client Reference	Not Supplied
Property Address /Asset Valued	16 Moodie Avenue, Hamilton, Victoria 3300
Valuation Currency	This valuation has been assessed in Australian dollars ($AUD).
Valuation Purpose and Restrictions on Use	Pre-sale purposes This report has been prepared for the private and confidential use of our client, Southern Grampians Shire Council and the nominated other authorised users, for the specified purpose and it should not be relied upon by any other party for any purpose and the valuer shall not have any liability to any party who does so. The report should not be reproduced in whole or part without the express written authority of Opteon Property Group Pty Ltd. Our warning is registered here, that any party, other than those specifically named in this report as our client or authorised user should obtain their own valuation before acting in any way in respect of the subject property.
Inspection	In accordance with the client's instructions, no physical inspection of the property was completed by the valuer when preparing this report and determining the Market Value of the subject property. The valuer has formed their opinion of value based upon one or more of the following sources: information provided by the property owner or occupant or other third party such as a real estate agent; information already known to the valuer due to a previous inspection by Opteon; information that the valuer has obtained from public searches or other enquiries. The valuer has taken reasonable steps to verify information, documentation and data provided by third parties where the valuer considered it necessary, but otherwise the valuer has assumed that any information provided by third parties is accurate, complete and not misleading.
Basis of Value	Market Value
Extent of Valuers' Work and Limitations	The extent of investigation undertaken by the valuer in completing the valuation has included: • collation of information from relevant parties regarding the subject property; • undertaking our own research regarding the subject property; • undertaking market research in terms of values and/or costs of similar properties; • preparation of valuation calculations, and; • preparation of this report; This valuation has been based on information supplied which is assumed to have been provided in good faith and contain a full and frank disclosure of all information that is relevant to the valuation of the property. The valuer has not undertaken due diligence or verification of the information supplied.

Compliance/Departures with Valuation Standards	This valuation has been prepared in accordance with the International Valuation Standards and other applicable Valuation Standards.

1.2 Property Details

Property Description	The property comprises an allotment of 2440 sqm.
Title Reference	Lot 1 Title Plan 966204G Volume 12240 Folio 135
Tenure Type	Freehold
Registered Proprietor	Southern Grampians Shire Council
Encumbrances	Nil
Zoning	General Residential

1.3 Assumptions and Recommendations

Significant Assumptions	• The instructions and information supplied contain a full disclosure of all information that is relevant;
Recommended Documents to Sight	None recommended
Expected Selling Period	4 months - This is typical for locality and or market segment conditions

1.4 Valuation Details

Market Value As Is	**$150,000 (One Hundred and Fifty Thousand dollars)**

Interest Valued	Fee simple vacant possession
Date of Valuation	23 July 2021
Date Issued	27 July 2021
Pecuniary Interest	We confirm that the valuer does not have any pecuniary interest that would conflict with the proper valuation of the property.
Signatories	**Jane Jennings** Residential Property Valuer PMAPI RPV API No: 63270 **Primary Valuer**

Important	*This Executive Summary must be read in conjunction with the remainder of this report. The Executive Summary is only a synopsis designed to provide a brief overview and must not be acted upon in isolation to the contents of the valuation report.*
Counter Signatory Declaration	*The counter signatory acting in the capacity of a Supervising Member has reviewed the valuation report and working papers and based upon that review is satisfied that there is a reasonable basis for the valuation process undertaken and the methodology adopted by the Primary Valuer. The counter signatory did not inspect the subject property and may not have inspected comparable evidence. The opinion of value has been arrived at by the Primary Valuer who undertook the inspection and prepared the valuation calculations. The counter signatory confirms that the report is genuine and is endorsed by Opteon Property Group Pty Ltd.*

Digital Copies of Reports	*Where a report has been provided in digital copy and has not been received directly via our firm, the report contents, especially the valuations and critical assumptions, should be verified by contacting the issuing office to ensure the contents are bona fide. In particular if the reader of this report has suspicions that the report appears to be tampered or altered then we recommend the reader contact the issuing office.*
Reliance on Whole Report	*This valuation should be read in its entirety, inclusive of any summary and annexures. The valuer and valuation firm does not accept any responsibility where part of this report has been relied upon without reference to the full context of the valuation report.*

2.0 Date of Valuation

Valuation Date	23 July 2021
Expiry of Valuation	This valuation is current as at the Date of Valuation only. The value assessed herein may change significantly and unexpectedly over a relatively short period (including as a result of general market movements or factors specific to the particular property). We do not accept liability for losses arising from such subsequent changes in value.

3.0 Location

The subject property is situated on the southern side of Moodie Avenue within the regional city of Hamilton. Surrounding properties are utilised predominantly for residential purposes. Hamilton's main commercial centre is about 2.5 kilometres to the west.

The subject property is located in a well established residential neighbourhood, comprising predominantly dwellings and apartments of varying age and styles.

Location Map

Sourced from maps.googleapis.com

4.0

5.0 Planning

Local Government Area	Southern Grampians Shire Council
Planning Scheme	Southern Grampians Planning Scheme
Current Zoning	General Residential
Overlays	This property is not subject to any overlay controls
Existing Use	Residential
Zoning Effect	Single dwelling is a permitted use.
Heritage Issues	Not applicable

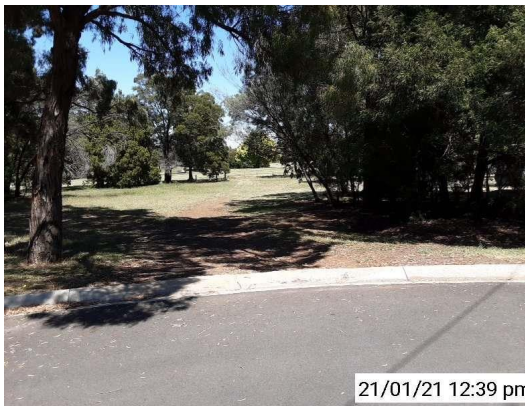
6.0 Site

Dimensions (metres)	Frontage: 15.24 Depth: IRR 39.01
Site Area	Approximately 2,440 sqm
Topography	Generally rectangular shaped inside allotment that is undulating throughout with a slight slope down to the rear. the rear boundary of the allotment adjoins the Hamilton Golf Course.
Access	The subject is located on the southern side of the road, having good sealed road access with constructed kerbs/gutters.
Identification	Title search statement and Title Plan

6.1 Services

Services	The property is not currently connected to services although has access to telephone and overhead electricity supply which are available nearby.

7.0 Photography



Front

Aerial Image

8.0 Environmental Issues

Environmental Issues	None apparent.

9.0 General Comments

Pursuant to Government Restrictions and client specific instructions, no inspection of the improvements erected upon the subject property has been completed. A valuation, completed without an inspection carries with it, by its nature, inherent risks of diminished accuracy than might or should be expected from a valuation where a thorough inspection has been completed. The client acknowledges and confirms Opteon has not carried out a full inspection of the property that a Valuer is customarily required to make by professional practice standards (as determined by the Australian Property Institute (API) or at law) and that this is the case at the specific request of the client, and the client fully understands and accepts the risks inherent in proceeding on that basis.

The local market appears to be undergoing a period of sharp growth, fuelled by increasing buyer demand set against a comparative lack of available housing stock.

Valuation Rationale:
The most appropriate method of valuation for a property of this nature is direct market comparison whereby the subject property is compared with sales of comparable properties and adjustments made for points of difference.

After adjusting for differences including any changes in market conditions, the indicated market range for the subject property is $130,000 to $170,000 and a market value of $150,000 has been adopted.

The assessed market value equates to $61/sqm of site area.

The current highest and best use for the property is considered to be single residential use.

Title Search:
We have sighted a title search.

10.0 Valuation Methodology

Primary Methodology	Direct Comparison
Methodology Detail	The most appropriate method of valuation for a property of this nature is direct market comparison whereby the subject property is compared with sales of comparable properties and adjustments made for points of difference.

11.0 Market Evidence

11.1 Sales Evidence

In forming our opinion of value we have had regard to various sales transactions, a selection of which are detailed below.

Property	**8-10 Casuarina Court, Hamilton, VIC**
Sale Price	$180,000
Sale Date	17-Mar-21
Site Area	4,464 sqm
Sale Status	Settled
Property Description	The property comprises a General Residential Zoned allotment of 4464 sqm. The sale reflects a rate of $40 per sqm.
Transaction Status	Settled
Analysis	The sale price equates to, $40/sqm of site area
Comparability	Comprises a larger allotment. Similar location. On balance, considered superior to the subject property.

Property	**8449 Hamilton Highway, Hamilton, VIC**
Sale Price	$179,000
Sale Date	18-Feb-21
Site Area	7,721 sqm
Sale Status	Settled
Property Description	The property comprises a general residential zoned allotment of 7721 sqm. The sale reflects a rate of $23 per sqm. Re-sale
Transaction Status	Settled
Analysis	The sale price equates to, $23/sqm of site area
Comparability	Comprises a larger allotment. Similar location. On balance, considered superior to the subject property.

Property	**Lot 1 Pioneer Street, Hamilton, VIC**
Sale Price	$135,000
Sale Date	27-Apr-21
Site Area	13,900.000 ha
Sale Status	Settled
Property Description	The property comprises a General Residential Zoned allotment of 1.390 ha (13900sqm). The sale shows $10 p/sqm of land area.
Transaction Status	Settled
Analysis	The sale price equates to, $10/sqm of site area
Comparability	Comprises a larger allotment. Less preferred location. On balance, considered inferior to the subject property.

Property	**31 Leahy Street, Hamilton, VIC**
Sale Price	$175,000
Sale Date	03-Dec-20
Site Area	5,594.000 ha
Sale Status	Settled
Property Description	Comprises an irregular configured residential development site situated at the end of a cul-de-sac and abutting the Hamilton District Skills Centre. Previously sold for $185,000 on the 15 March 2019. Purchased by a local developer for residential use.
Transaction Status	Settled
Analysis	The sale price equates to, $31/sqm of site area
Comparability	Comprises a larger allotment. Similar location. On balance, considered superior to the subject property. Some market growth evident since sale date.

Property	**13 Scoresby Street, Hamilton, VIC**
Sale Price	$115,000
Sale Date	03-Sep-20
Site Area	1,035 sqm
Sale Status	Settled
Property Description	Vacant General Residential Zoned allotment of 1,035sqm. Analysis $111/sqm. Re-sale of vacant land.
Transaction Status	Settled
Analysis	The sale price equates to, $111/sqm of site area
Comparability	Comprises a smaller allotment. Similar location. On balance, considered inferior to the subject property. Some market growth evident since sale date.

Property	**31 Laguna Court, Portland, VIC**
Sale Price	$135,000
Sale Date	07-Oct-20
Site Area	2,041 sqm
Sale Status	Settled
Property Description	Comprises a general residential zoned allotment on a site area of 2041sqm. Sale shows $66 per/sqm. Re-sale
Transaction Status	Settled
Analysis	
Comparability	Comprises a smaller allotment. Similar township location. Inferior allotment with a moderate slope to the rear. On balance, considered inferior to the subject property. Some market growth evident since sale date.

Property	**241 Edgar Street, Portland, VIC**
Sale Price	$154,000
Sale Date	25-Nov-20
Site Area	3,599 sqm
Sale Status	Settled
Property Description	Comprises a general residential zoned vacant allotment on a site area of 3599sqm. The sale shows $43 p/sqm. re-sale
Transaction Status	Settled
Analysis	The sale price equates to, $43/sqm of site area
Comparability	Comprises a larger allotment. Slightly inferior location, in a similar township location. On balance, considered indicative of the market value of the subject property. Some market growth evident since sale date.

12.0 Market Commentary

12.1 Level of Market Activity

Marketability	Average
Market Activity	Steady

12.2 Market Commentary

COVID-19 has caused major economic disruption and the economy is being supported by economic stimulus. The property market is currently experiencing an increased level of activity and prices appear to have stabilised or are increasing due to low supply and strengthening or strong demand. While the property market outlook is currently stronger than has been previously predicted, Government stimulus measures and concessions on mortgage repayments will be reduced or removed during the course of the next 12 months and just as markets can see rising values, the opposite is also possible.

A key determinant of market activity is the level of restrictions where higher restrictions impact more heavily on loss of employment and lower consumer sentiment. The location of outbreaks and restriction responses cannot be predicted with certainty and for these reasons and others, residential market activity might be considered susceptible to volatility. Your reliance on the value contained in this report should have regard to the potential for market volatility.

The values within this report may change significantly and unexpectedly over a relatively short period of time (including because of factors that the Valuer could not reasonably have known as at the date of valuation).

13.0 Valuation Rationale

Due regard has been given to transactions of comparable properties, as discussed under the market evidence section of this report. Our valuation methodology are summarised as follows:
The most appropriate method of valuation for a property of this nature is direct market comparison whereby the subject property is compared with sales of comparable properties and adjustments made for points of difference.

After adjusting for differences including any changes in market conditions, the indicated market range for the subject property is $130,000 to $170,000 and a market value of $150,000 has been adopted.

The assessed market value equates to $61/sqm of site area.

14.0 Valuation

14.1 Market Value - As Is

Market Value	$150,000	**(One Hundred and Fifty Thousand dollars)**

Interest Valued	Fee simple vacant possession
Date of Valuation	23 July 2021
Date Issued	27 July 2021
Signatories	**Jane Jennings** Residential Property Valuer PMAPI RPV API No: 63270 **Primary Valuer**

Counter Signatory Declaration	*The counter signatory acting in the capacity of a Supervising Member has reviewed the valuation report and working papers and based upon that review is satisfied that there is a reasonable basis for the valuation process undertaken and the methodology adopted by the Primary Valuer. The counter signatory did not inspect the subject property and may not have inspected comparable evidence. The opinion of value has been arrived at by the Primary Valuer who undertook the inspection and prepared the valuation calculations. The counter signatory confirms that the report is genuine and is endorsed by Opteon Property Group Pty Ltd.*
Important	*This valuation is subject to the definitions, qualifications and disclaimers and other comments contained within this report.*

15.0 Assumptions, Conditions and Limitations

Partial or No Physical Inspection	*A partial or no physical inspection of the property was completed by the valuer when preparing this report and determining the Market Value of the property. The valuer has formed an opinion of value based upon one or more of the following sources: information provided by the property owner or occupant or other third party such as a real estate agent; information already known to the valuer due to a previous inspection by Opteon; information that the valuer has obtained from public searches or other enquiries. The valuer has taken reasonable steps to verify information, documentation and data provided by third parties where the valuer considered it necessary, but otherwise the valuer has assumed that any information provided by third parties is accurate, complete and not misleading.* *When a valuation is completed without inspection or with a partial inspection there is some inherent risk of diminished accuracy as the valuer has not personally confirmed the building area, accommodation or the features and condition of any improvements or essential repairs. As stated above, the valuer has taken reasonable steps to collect and verify information to mitigate these risks but is unable to verify all aspects of the property.* *The client has confirmed their agreement in writing, and at the time of instruction, that Opteon will not carry out the full inspection of the property that a valuer is customarily required to complete under professional practice standards (as determined by the Australian Property Institute (API)) or at law (where applicable) and that the client fully understands the risks inherent in the valuer not undertaking a full inspection.*
Condition/Structural Disclaimer	*This report is not a condition or structural survey and no advice is given in any way relating to condition or structural matters. Any opinion given as to the condition of the structure or improvements on the property is not given in the capacity as an expert. A condition or structural report on the building and/or its plant and equipment has not been sighted, and nor have we inspected unexposed or inaccessible portions of the premises. Therefore we cannot comment on the structural integrity, any defects, rot or infestation (or damage from pest infestation) of the improvements, any use of asbestos or other materials now considered hazardous or areas of non-compliance with the Building Code of Australia, other than matters which are obvious and which are noted within this report. This valuation assumes the building is structurally sound; that building services are adequate and appropriately maintained; the building complies with applicable Council, building, fire, health and/or safety regulations, laws, rules, licences, permits, rulings and/or bylaws; and is free of asbestos or other defects, unless specified otherwise. Should an expert's report establish that there are any defects of this kind then we reserve the right to review this valuation.*
Digital Copies of Reports	*Where a report has been provided in digital copy and has not been received directly via our firm, the report contents, especially the valuations and critical assumptions, should be verified by contacting the issuing office to ensure the contents are bona fide. In particular if the reader of this report has suspicions that the report appears to be tampered or altered then we recommend the reader contact the issuing office.*
Environmental Disclaimer	*This report is not an environmental audit and no advice is given in any way relating to environmental matters. Any comment given as to environmental factors in relation to the property are not given in the capacity as an expert. This assessment of value (unless specified otherwise) is made on the basis that the property is free of contamination or environmental issues affecting the property not made known to the valuer. In the event the property is found to contain contamination the matter should be referred to this office for comment. Given contamination issues can have a significant impact on the Market Value of the property, we reserve the right to review and if necessary vary our valuation if any contamination or other environmental hazard is found to exist.*
Full Disclosure Disclaimer	*Whilst we have attempted to confirm the veracity of information supplied, the scope of work did not extend to verification of all information supplied or due diligence. Our valuation and report has been prepared on the assumption the instructions and information supplied has been provided in good faith, is not in any way misleading or deceptive, contains a full disclosure of all information that is relevant, there are no undisclosed agreements in place that affect the property. The valuer and valuation firm does not accept any responsibility or liability whatsoever in the event the valuer has been provided with insufficient, false or misleading information.*
Future Value	*Any comments made in relation to future values are based on general knowledge and information currently available. These comments should not be construed as a prediction of future value levels or a warranty of future performance as the property market is susceptible to potential rapid and unexpected change caused by multiple factors. Ultimately current expectations as to trends in property values may not prove to be accurate.* *Due to possible changes in the property market, economic conditions, occupancy status and property specific factors, we recommend the value of the property be reassessed at regular intervals.*
Geotechnical Assumption	*We have not sighted a geotechnical engineers' survey of the property. We are not experts in the field of civil or geotechnical engineering and we are therefore unable to comment as to the geotechnical integrity of the ground and soil conditions. It is specifically assumed that there are no adverse geotechnical conditions that compromise the utility of the property for the current or highest and best use. In the event there is found to be adverse ground conditions we recommend the matter be referred to this Company for comment.*

GST	*GST does not apply to existing residential premises but may be payable for new residential premises. If there is any uncertainty as to the application of GST we recommend you seek advice from a qualified accountant or tax lawyer.*
Heritage Disclaimer	*Our valuation has been assessed having regard to the nature of any buildings on the property and any known heritage listings. However we have not obtained formal confirmation of heritage listings beyond what is available in the public domain and identified in this report. Our valuation assumes, unless otherwise specified, that any heritage issues (including Aboriginal) do not impact on the continued and/or highest and best use of the property. If there is doubt in relation to such issues we recommend written application be made to the relevant authorities.*
Inconsistencies in Assumptions	*If there is found to be any variance, inconsistency or contradiction in any of the above assumptions then there may be a variation in the valuation assessed.*
Information Availability (Market Evidence)	*In preparing this valuation we have undertaken those investigations reasonably expected of a professional valuer having regard to normal industry practice so as to obtain the most relevant, available, comparable market evidence. Whilst we believe the market evidence information and any other information provided to be accurate, not all details can and have been formally verified. Due to privacy laws, confidentiality agreements and other circumstances beyond our control, the valuer may not have had access to: personal details of parties involved in transactions (including the relationship of the parties); information on recent transactions that are yet to become public knowledge; and copies of leases or contracts to confirm rents or prices and to ascertain whether or not rents or prices are inclusive or exclusive of GST.*
Land and Building Area Disclaimer	*In the event actual surveyed areas of the property are different to the areas adopted in this valuation the survey should be referred to the valuer for comment on any valuation implications. We reserve the right to amend our valuation in the event that a formal survey of areas differs from those detailed in this report.*
Market Change Disclaimer	*This valuation is current as at the Date of Valuation only. The value assessed herein may change significantly and unexpectedly over a relatively short period (including as a result of general market movements or factors specific to the particular property). We do not accept liability for losses arising from such subsequent changes in value. Where the valuation is being relied upon for mortgage purposes, without limiting the generality of the above comment, we do not assume any responsibility or accept any liability where this valuation is relied upon after the expiration of 90 days from the date of the valuation, or such earlier date if you become aware of any factors that have any effect on the valuation. We recommend the valuation be reviewed at regular intervals.*
Market Value	*The estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion.*
Native Title Assumption	*We are not experts in native title or the property rights derived there from and have not been supplied with appropriate expert advice or reports. Therefore, this valuation is made assuming there are no actual or potential native title interests affecting the value or marketability of the property.*
Planning Disclaimer	*Town planning and zoning information was informally obtained from the relevant local and State Government authorities and is assumed to be correct. This information does not constitute a formal zoning certificate. Should the addressee require formal confirmation of planning issues then we recommend written application be made to the relevant authorities to obtain appropriate current zoning certificates.*
Publication of Report	*The publication of the valuation or report in whole or any part, or any reference thereto, or the names and professional affiliations of the valuers is prohibited without the prior written approval of the valuer as to the form and context in which it is to appear.*
Reliance on Whole Report	*This valuation should be read in its entirety, inclusive of any summary and annexures. The valuer and valuation firm does not accept any responsibility where part of this report has been relied upon without reference to the full context of the valuation report.*
Site Survey Disclaimer	*This report is not a site survey and no advice is given in any way relating to survey matters. Any comments given in relation to the property are not given in the capacity as an expert. Should the addressee require absolute certainty in relation to site area, dimensions or possible encroachments we recommend that a surveyor be engaged to provide appropriate advice and a survey of the property if considered necessary. In the event there are any fundamental inconsistencies between any site survey undertaken and site detail adopted in this valuation, the survey should be referred to the valuer for comment on any valuation implications (including amendment of our valuation if considered necessary).*

Third Party Disclaimer	*This report has been prepared for the private and confidential use of our client, Southern Grampians Shire Council and the nominated other authorised users, for the specified purpose and it should not be relied upon by any other party for any purpose and the valuer shall not have any liability to any party who does so. The report should not be reproduced in whole or part without the express written authority of Opteon Property Group Pty Ltd. Our warning is registered here, that any party, other than those specifically named in this report as our client or authorised user should obtain their own valuation before acting in any way in respect of the subject property.*
Title and Unregistered Instruments	*For the purpose of this report we have assumed that the title information provided to us is correct. Our Valuation has been assessed assuming the property is only affected by encumbrances noted on Title with the exception of registered instruments (eg. mortgages or caveats) that are normally and expected to be discharged prior to transfer of the property. If there are any encumbrances, encroachments, restrictions, leases or covenants which are not noted on the title, they may affect the assessment of value. If there are errors or omissions found to exist on the title documents we should be notified and we reserve the right to review our valuation.*
Photographs and Imagery	*The photos used in this report may not have been taken by Opteon (Third Party Photos). Where possible, a photo or other imagery that has been sourced from a third party (other than the property contact who has not been attributed) has been attributed in this report to the source from which Opteon obtained the photo or image. Opteon makes no warranties or representations in respect of, and is unable to assign to you, any intellectual property rights subsisting in the Third Party Photos.*

APPENDIX 1

TITLE PLAN

Delivered by LANDATA®, timestamp 01/02/2021 15:31 Page 1 of 1
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TITLE PLAN

EDITION 1

TP966204G

LOCATION OF LAND

PARISH: HAMILTON SOUTH
TOWNSHIP: -
SECTION: 2
CROWN ALLOTMENT: 2 (PT & 3 (PT)
CROWN PORTION: -
LAST PLAN REFERENCE: -
DERIVED FROM:
DEPTH LIMITATION: NIL

NOTATIONS

WARNING AS TO DIMENSIONS:
ANY DIMENSION AND CONNECTING DISTANCE SHOWN IS BASED ON THE DESCRIPTION OF THE LAND CONTAINED IN THE GENERAL LAW TITLE AND IS NOT BASED ON SURVEY INFORMATION WHICH HAS BEEN INVESTIGATED BY THE REGISTRAR OF TITLES.

EASEMENT INFORMATION

E - ENCUMBERING EASEMENT. R - ENCUMBERING EASEMENT (ROAD). A - APPURTENANT EASEMENT.

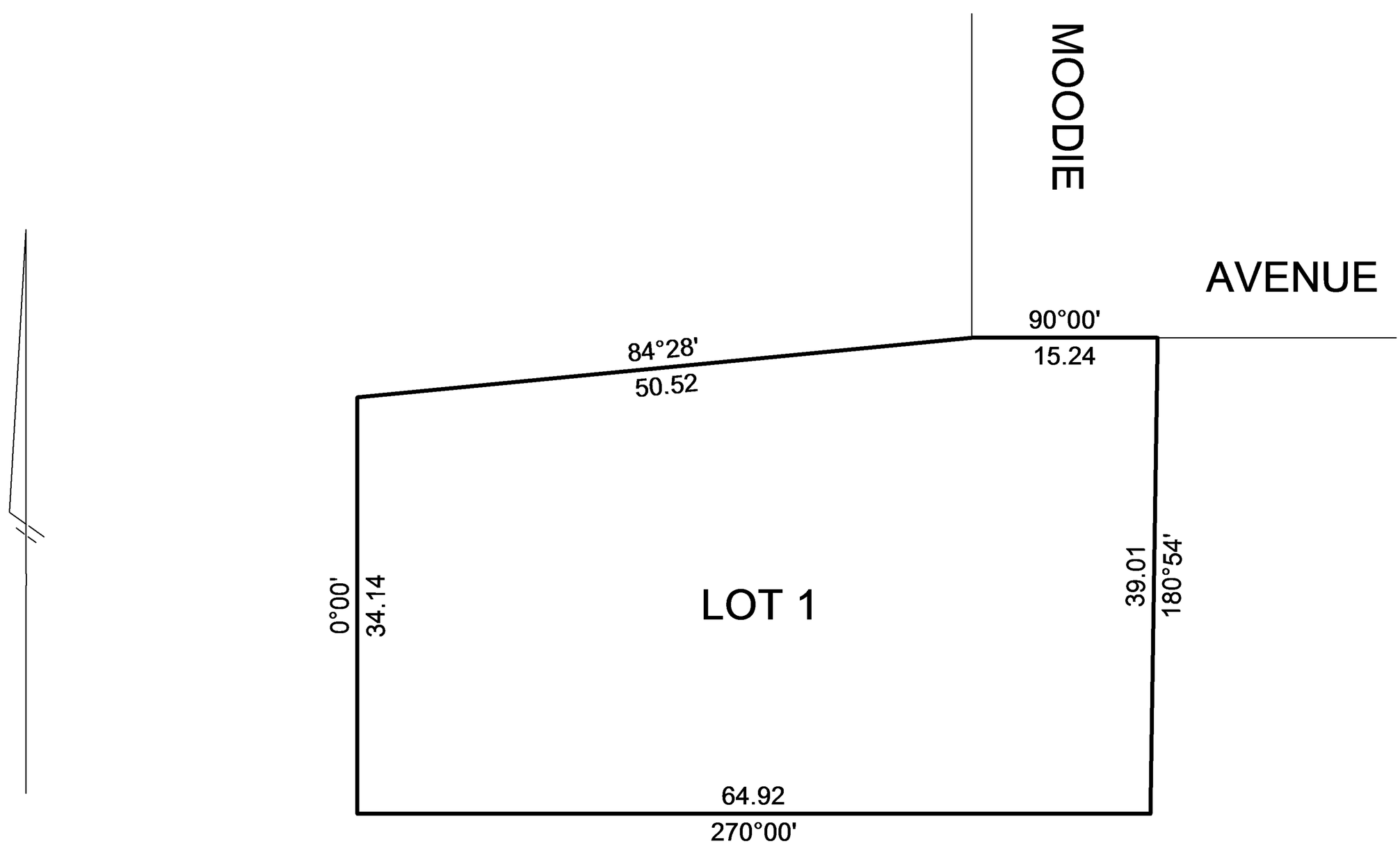
Easement Reference	Purpose / Authority	Width (Metres)	Origin	Land benefited / In favour of

THIS PLAN HAS BEEN PREPARED BY LAND VICTORIA FOR TITLE DIAGRAM PURPOSES

Checked by: AJC

Date: 10/09/2018

Assistant Registrar of Titles



LENGTHS ARE IN METRES	SCALE ——	DEALING / FILE No: AP141870D	DEALING CODE: 23
		GOVERNMENT GAZETTE No:	SHEET 1 OF 1

APPENDIX 2

TITLE SEARCH STATEMENT

Copyright State of Victoria. This publication is copyright. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act 1968 (Cth) and for the purposes of Section 32 of the Sale of Land Act 1962 (Vic) or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA REGD TM System. None of the State of Victoria, LANDATA REGD TM System, Victorian Land Registry Services Pty. Ltd. ABN 86 627 986 396 as trustee for the Victorian Land Registry Services Trust ABN 83 206 746 897 accept responsibility for any subsequent release, publication or reproduction of the information.

REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

VOLUME 12240 FOLIO 135 Security no : 124087833887M
Produced 29/01/2021 04:42 PM

LAND DESCRIPTION

Lot 1 on Title Plan 966204G.
PARENT TITLE Volume 12013 Folio 835
Created by Application No. 144273G 04/08/2020

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
SOUTHERN GRAMPIANS SHIRE COUNCIL of 111 BROWN STREET HAMILTON VIC 3300
AT751777F 06/11/2020

ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

Warning as to Dimensions
Any dimension and connecting distance shown is based on the description of the land as contained in the General Law Title and is not based on survey information which has been investigated by the Registrar of Titles.

DIAGRAM LOCATION

SEE TP966204G FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AT751777F (E)	TRANSFER	Registered	06/11/2020

----------END OF REGISTER SEARCH STATEMENT----------

Additional information: (not part of the Register Search Statement)

Street Address: 16 MOODIE AVENUE HAMILTON VIC 3300

DOCUMENT END

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APPENDIX 3

INSTRUCTIONS

From: liam.mcnamara@opteonsolutions.com
Sent: Wednesday, 21 July 2021 10:06:55 AM
To: vic.government@opteonsolutions.com
Subject: FW: Request for a valuation - Moodie Avenue vacant block

Can I please get a updated job for 11788869. Fee is $360 plus GST.

Please allocate to Marion Simonds.

Kind regards,

Liam McNamara | AAPI CPV
Associate Director

OPTEON
Solutions with Excellence

M. 0488 012 582
E. liam.mcnamara@opteonsolutions.com
A. 19A/75 Lorimer Street, Docklands, VIC 3008 Australia

1300 40 50 60 OPTEONSOLUTIONS.COM

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From: Tendai Mhasho <TMhasho@sthgrampians.vic.gov.au>
Sent: Wednesday, 21 July 2021 10:02 AM
To: Liam McNamara <liam.mcnamara@opteonsolutions.com>
Cc: Kate Kennedy <KKennedy@sthgrampians.vic.gov.au>
Subject: RE: Request for a valuation - Moodie Avenue vacant block

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Hi Liam,
Thank you for your email below. Our Director has given the go ahead for you to proceed with this valuation.

Look forward to receiving the updated valuation report.

Kind regards,

Tendai Mhasho
Property Officer

From: Liam McNamara <liam.mcnamara@opteonsolutions.com>
Sent: Wednesday, 21 July 2021 9:08 AM
To: Tendai Mhasho <TMhasho@sthgrampians.vic.gov.au>
Subject: RE: Request for a valuation - Moodie Avenue vacant block

Hi Tendai,

We will have to do a desktop on this as we are not to be inspecting non mortgage work during the lockdowns. Our Fee is $360 plus GST. We normally do 60% of the original fee for an updated value in the first 12 months.
Our Turnaround is 10 working days for acceptance of the fee.

Thanks

Kind regards,

Liam McNamara | AAPI CPV
Associate Director

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M. 0488 012 582

E. liam.mcnamara@opteonsolutions.com

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From: Tendai Mhasho <TMhasho@sthgrampians.vic.gov.au>
Sent: Tuesday, 20 July 2021 5:18 PM
To: Liam McNamara <liam.mcnamara@opteonsolutions.com>
Subject: Request for a valuation - Moodie Avenue vacant block

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Hi Liam,
Council would like to request a valuation of a vacant block in Moodie Avenue, Hamilton. You performed a valuation of this block for us early this year but due to some administrative errors we cited the wrong Local Government Act in the Council report hence we have had to repeat the process again. The valuation report you did for us is now more than 6 months old and as per the LG Act we need a valuation that is not more than 6 months.

Therefore, Council is requesting that you carry out a valuation for us of this block.

Please let me know how soon you can do this for us.

Kind regards,

Tendai

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