

D.E. Pateman Pty Limited SF

Transactions: 20 Dangar Circle Medowie - D.E. Pateman Pty Limited Superannuation Fund

Date Range: 01/07/2021 to 30/06/2022

20 Dangar Circle Medowie

	Date	Narrative	Debit	Credit	Balance	Quantity
20 Dangar Circle Medowie						
	01/07/2021	Opening Balance	\$ 488,633.23	\$	488,633.23 Dr	1
	30/06/2022	Market Value Adjustment	\$ 100,000.00	\$	588,633.23 Dr	
	30/06/2022	Depreciation 20 Dangar Circle Medowie	\$	313.96 \$	588,319.27 Dr	
Total 20 Dangar Circle Medowie			\$ 588,633.23	\$ 313.96	\$ 588,319.27 Dr	1
Total 20 Dangar Circle Medowie			\$ 588,633.23	\$ 313.96	\$ 588,319.27 Dr	1

\$590,000-\$1,681

# DOWLING

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## PROPERTY

Dowling Property Medowie  
3/37E Ferodale Rd  
Medowie NSW 2318  
☎ 02 4982 8955  
📠 02 4982 8029  
ABN: 12 101 182 567

Wednesday 1<sup>st</sup> June 2022

Mr D Pateman

**RE: 20 DANGAR CIRCUIT, MEDOWIE NSW 2318**

Dear Derrell,

We thank you for inviting us to appraise your property and giving us the opportunity of providing you with our opinion and marketing advice.

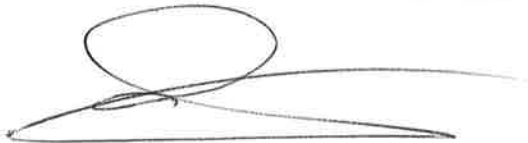
Our assessment of your property is based on three main factors:

1. Recent sales in the area.
2. Other comparable properties currently for sale.
3. Our marketing expertise and real estate experience.

We feel the selling price of your property would have been in the vicinity of **\$590,000 to \$610,000** for the property if offered for sale in the current market.

We hope this information has been of assistance to you and please don't hesitate to contact me if you have any queries.

Yours faithfully,  
**DOWLING REAL ESTATE**



Neil Ross  
Sales Manager

*The Most Trusted Opinion since 1984*

**D.E. Pateman Pty Limited Superannuation Fund**

**Depreciation Worksheet**

**For the Period 1 July 2021 to 30 June 2022**

**Property Description:** 20 Dangar Circle Medowie  
**Property Type:** Residential  
**Property Address:** 20 Dangar Circuit Medowie NSW 2318

Description of Assets	Purchase Date	Original Cost	Opening Written Down Value	Balancing Adjustment Events				Decline In Value			Closing Written Down Value
				Disposal Date	Termination Value	Assessable	Deductible	Rate	Method	Decline In Value	
Carpets	7-Apr-17	2,090.00	1,338.91					10.00%	DV	133.89	1,205.02
Ceramic Cooktop	4-Apr-17	469.00	324.47					8.33%	DV	27.03	297.44
Westinghouse Oven	4-Apr-17	579.00	400.56					8.33%	DV	33.37	367.19
Property purchase	30-Jul-06	274,885.00	274,885.00					0.00%	N/A	-	274,885.00
Hot Water System	27-Jun-19	1,290.00	997.29					12.00%	DV	119.67	877.62
<b>Property Total</b>		<b>279,313.00</b>	<b>277,946.23</b>							<b>313.96</b>	<b>277,632.27</b>

**Key:**  
 DV: Diminishing Value Method  
 PC: Prime Cost Method  
 LV: Low value pool ( year 2 or 3)  
 LV Y1: Low value pool - year 1  
 N/A: Non-depreciable asset  
 \*: Capital work deduction

**Total Capital Allowance 313.96**  
**Total Capital Work Deductions 0.00**

**\$1,681**