

## Alex Cui

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**From:** Kevin Zhu  
**Sent:** Wednesday, 8 November 2023 5:35 PM  
**To:** Alex Cui  
**Subject:** FW: Property market appraisal

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi Wentao,

Please update the market value for the property in SMSF to \$610K.

Thanks.

Kev

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**From:** Julie Lin <[julie\\_yz\\_lin@hotmail.com](mailto:julie_yz_lin@hotmail.com)>  
**Sent:** Wednesday, November 8, 2023 2:30 PM  
**To:** Kevin Zhu <[kevin@tridentfinancial.com.au](mailto:kevin@tridentfinancial.com.au)>  
**Subject:** Property market appraisal

Hi Kevin,

Please see below.

Thanks

Julie

Sent from my iPhone

Begin forwarded message:

**From:** Nicholas Brennan <[nicholas.brennan@belleproperty.com](mailto:nicholas.brennan@belleproperty.com)>  
**Date:** 8 November 2023 at 1:27:47 pm AEDT  
**To:** Julie Lin <[julie\\_yz\\_lin@hotmail.com](mailto:julie_yz_lin@hotmail.com)>  
**Cc:** Kate Howard <[kate.howard@belleproperty.com](mailto:kate.howard@belleproperty.com)>  
**Subject:** RE: Owner Statement #31 : 06/10/2023 - 06/11/2023

Hi Julie, the most recent sales of a 2 bed 2 bath apartment in the building were as follows

apartment  
1220 sold on 4 Nov for \$615,000  
818 sold on 24 Oct for \$608,000  
1112 sold on 19 April for \$605,000

Kind Regards

**Nicholas Brennan**  
*Principal Director / Auctioneer*  
Mobile 0418 349 243

**Belle Property Glen Waverley | +613 9886 6900**



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**From:** Julie Lin <[julie\\_yz\\_lin@hotmail.com](mailto:julie_yz_lin@hotmail.com)>  
**Sent:** Wednesday, November 8, 2023 9:00 AM  
**To:** Nicholas Brennan <[nicholas.brennan@belleproperty.com](mailto:nicholas.brennan@belleproperty.com)>  
**Subject:** Re: Owner Statement #31 : 06/10/2023 - 06/11/2023

Hi team,

My accountant is requesting market appraisal of the property for audit purpose. Can you please provide the report for me for audit?

Thanks

Julie Lin  
0400192823

Sent from my iPhone

On 6 Nov 2023, at 10:02 am, Belle Property Glen Waverley  
<[emaildelivery@console.com.au](mailto:emaildelivery@console.com.au)> wrote:

Please find attached the owner statement in relation to your property:

Unit 505 / 52-54 O'Sullivan Rd, Glen Waverley VIC

Kind Regards,  
Belle Property Glen Waverley

Belle Property Glen Waverley  
[glenwaverley@belleproperty.com](mailto:glenwaverley@belleproperty.com)

03 9886 6900

<80bbeace-6a0d-44f9-beef-5537e989dc3c.jpg>

<Owner\_Statement\_Julie\_Jing\_OSUL505\_2023-11-06.pdf>