

To Whom it may concern

McAuley Express Superannuation Fund **(the Fund)**

**Property Valuation Confirmation**

<b>43 Lee St, Wellington NSW 2820</b>	
<b>Trustee Valuation at 30<sup>th</sup> June 2021</b>	\$212,000.00
<b>Date of prior Valuation/Settlement</b>	14 June 2017
<b>Value of prior Valuation/Settlement</b>	\$110,000.00

We declare:

Our process has:

- Considered all relevant factors and considerations likely to affect the value of the asset, such as:
  - Reviewing similar properties and recent comparable sales results by use of online market information
  - The original purchase amount was market value – if the purchase was recent and no events have materially affected its value since the purchase
  - Reviewing online property appraisals
  - Reviewed if any improvements were made since it was last valued
- Has been undertaken in good faith
- Uses a rational and reasoned process by reviewing
- We confirm we are capable of an explanation to a third party.

Yours faithfully

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30/06/2022

Kath McAuley Trustee

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30/6/2022

Lachlan McAuley Trustee