

23/03/2023

Nix Superfund
Makunga Pty Ltd

Re: Market value for your apartment 907/653-659 George Street, Sydney

In determining market value of your apartment 907/653-659 George St Sydney I have taken into account relevant sales, rental incomes, as well as taking into account the current market conditions and buyer demand.

Apartment	Bed	Bath	Aspect	Size	Price	Date
1109/653 George St	Studio	1	North	34sqm	\$427,025	December 2022
610/653 George St	Studio	1	East	31sqm	\$380,000	November 2022
1213/653 George St	Studio	1	East	31sqm	\$385,000	November 2022
1216/653 George St	Studio	1	East	29sqm	\$350,000	November 2022
1107/653 George St	Studio	1	West	31sqm	\$380,000	October 2022
908/653 George St	Studio	1	West	29sqm	\$370,000	October 2022
206/653 George St	Studio	1	West	31sqm	\$372,000	October 2022

The property: 907/653-659 George St Sydney – A 31m², west facing unit on level 9 in the Mantra Sydney Central Building.

Expected market value: \$410,000 - \$420,000.

I have provided the above opinion of value which reflects the value as of 23/03/2023.

Kind regards,



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