

A.

Acumentis®

Valuations Pty Ltd as Acumentis

ABN: 79 401 979 104

ACN: 131 979 104

Unit 2, 15 Davey Street,

Mandurah WA 6210

Phone: 08 9437 4000

Valuation Report

98 Allnutt Street, Mandurah WA 6210

decision certainty

Reliant Party:

Purpose: Superannuation Fund Compliance

Instructed By: The Trustees of The Seaweed 2
Superannuation Fund

Valuation Date: 6 April 2020

Inspection Date: 6 April 2020

Client ref. N/A

Acumentis ref. 2004000987

Executive Summary

IMPORTANT: All data provided in this summary is wholly reliant on and must be read in conjunction with the information provided in the attached report. It is a synopsis only designed to provide a brief overview and must not be acted on in isolation.

For the purpose of this report "Acumentis" means the company identified on the front of this report.

1.1 Instructions and property details

Property address	98 Allnutt Street, Mandurah WA 6210		
Prepared for			
Instructed by	The Trustees of The Seaweed 2 Superannuation Fund		
Client ref	N/A		
Purpose	Superannuation Fund Compliance		
Property description 'As Is'	Residential House with 3 bedrooms and 1 bathroom with single garage currently used for commercial office purposes.		
Site area	809m ²		
Building areas	Living	93m ²	Car areas 17m ²
	Outdoor	43m ²	
Title description	Lot 370 on Diagram 38431 as contained within Certificate of Title Volume 1358 Folio 79		
Registered proprietor / owner	David Geoffrey Ullyett & Katherine Anne Ullyett as joint tenants. Registered 15/4/2004.		
Encumbrances	Encumbrances are noted under "Section 3.1 – Title Details"		
Interest being valued	Fee Simple Vacant Possession		
Basis of valuation	Market Value Existing Property		
Valuation approach	Direct Comparison supported by Summation and Capitalisation		
Critical assumptions	Nil		
Relevant dates	Valuation date	6 April 2020	Inspection date 6 April 2020
	Date of issue	17 April 2020	
Local authority / zoning	City of Mandurah	Precinct Development – Mixed Use / Residential R100	
Current use	Residential		

1.2 Recent sale history

	Sale date	Sale amount
Current contract	N/A	N/A
Previous sale	N/A	N/A



1.3 Valuation (Inclusive of GST)

Please refer to Section 2.4 of this report for further clarification regarding potential GST Implications on this valuation.

Market Value

\$280,000

Valuer Scott Robinson
AAPI CPV 64982
WA Licence No. 38230
Position Director
Entity Valuations Pty Ltd trading as Acumentis

Liability limited by a scheme approved under Professional Standards Legislation.