

11th February 2021

Dell Family Pty Ltd ATF St George Kart Centre Pty Ltd Retirement Fund
23/244 Horsley Rd
Milperra NSW 2214

MARKET APPRAISAL – 23/244 HORSLEY RD, MILPERRA (LOT 23/SP 64626)

Thank you for inviting iAppraise SMSF Property Services to provide you with a market appraisal of the above-mentioned property, as at 30th June 2020.

Appraisal

This appraisal is intended to be realistic, objective, professional and based on factual information.

We have taken into account a variety of important factors, including:

- The recent sale price & rental yields of similar properties
- The advertised price of properties currently on the market
- Capital growth within the area
- Current buyer & tenant demand
- The size & location of the property, including the proximity to transport
- The construction and features of the property
- The overall condition of the property

Comparable Sales

26/244 Horsley Rd, Milperra – Sold \$800,000 on 19/12/20 (260m²)

Based on the area provided of **264m²**, & taking into account these important factors, iAppraise SMSF Property Services suggests that as at 30th June 2020, the subject property would have achieved:

A sale price of around \$815,000 + GST (approx. \$3,080 p/m²)

This market appraisal has been provided solely for your information and may not be relied upon by any third party. Although every care has been taken, this appraisal cannot be relied upon for formal valuation purposes.

Please do not hesitate to contact me if you require any further information.

Yours faithfully
iAppraise SMSF Property Services



Brad Cooper
Director
PSBA Lic. # 1008420

St George Kart ...tre Pty Ltd Retirement Fund

Transactions: Unit 23/244 Horsley Road Milperra - St George Kart Centre Pty Ltd Retirement Fund

Date Range: 01/07/2018 to 30/06/2019

Unit 23/244 Horsley Road Milperra

	Date	Narrative	Debit	Credit	Balance	Quantity
Unit 23/244 Horsley Road Milperra						
	01/07/2018	Opening Balance	\$ 580,000.00		\$ 580,000.00 Dr	1
	27/05/2019	INTERNET TRANSFER INTERNET TRANSFER 19193	\$ 193.50		\$ 580,193.50 Dr	
	30/06/2019	Market Value Adjustment	\$ 169,806.50		\$ 750,000.00 Dr	
	Total Unit 23/244 Horsley Road Milperra		\$ 750,000.00	\$ 0.00	\$ 750,000.00 Dr	1
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