

JAR JAR BINKS SUPERANNUATION FUND

5 SANDOVER WAY, TAYLORS LAKES VIC 3038

TRUSTEE PROPERTY VALUATION – 30 JUNE 2021

Jar Jar Binks Superannuation Pty Ltd (ACN 637 058 523), being the trustee of the **Jar Jar Binks Superannuation Fund**, hereby resolved to value the following Fund's investment asset At Market Value as at **30 June 2021**:

Description of Investment	Valuation
2 Mordaunt Drive, Hillside Victoria 3037	\$580,000

The Trustee understands that acceptable evidence must be provided to support Fund's asset valuation methodology and that the Trustee must be able to demonstrate the valuation is based on objective and supportable data.

The Trustee has decided to value the property using the market value method with reference to:

- YPA Real Estate Agent's market appraisal taking into consideration the current market conditions.

Date: **31 August 2021**



Luke Steven Knight-Brooks
Director
Jar Jar Binks Superannuation Pty Ltd
ACN: 637 058 523



Geraldine Abdilla
Director
Jar Jar Binks Superannuation Pty Ltd
ACN: 637 058 523

22nd February 2022

To Whom It May Concern,

RE: 2 Mordaunt Drive, Hillside VIC 3337

Thank you for your invitation to provide our opinion of the potential selling price of this property.

After careful consideration of available sale prices in the area, it is our opinion without inspecting the property, that under current market conditions, your property should appeal to buyers looking around the \$580,000 price mark in its current condition.

Obviously, under ideal conditions, this figure could be exceeded. The end result will depend on the mood of the market and availability of similar properties at any particular point in time.

We stress, this appraisal is our opinion only and has been prepared solely for your information, and it is not to be relied upon by any third party and is not to be treated as a valuation. If you require a registered valuation, we can refer you to a qualified valuer.

We trust this information assists you. If we can be of any further assistance, please do not hesitate to contact me personally on 0434 900 300.

Yours faithfully,



Ryan Anders
Sales Manager