

**Yarden SMSF**

C/- 106 Bailey Road  
DECEPTION BAY Q 4508

30 June 2022

Super Audits  
Box 3376  
RUNDLE MALL SA 5000

Dear Sir,

RE: Rental property – 3 Bonton Avenue, Deception Bay

We confirm that the property was not available for rent during the year ended 30 June 2022 due to extensive & time consuming renovations. The electricity & water was used solely for those renovations and no related parties were residing in the premises.

We understand that the property cannot be tenanted by a related party of the Super Fund, which includes:-

- All members of the fund
- Associates of fund members, which include:-
  - Relatives\* of each member
  - The business partners of each member
  - Any spouse or child of those business partners
  - Any company the member or their associates control or influence
  - Any trust the member or their associates control

\*A relative of a member means any of the following:-

- a parent, grandparent, brother, sister, uncle, aunt, nephew, niece, lineal descendant
- a spouse of any individual specified above.

**MARKET VALUATION**

The property was sold & settled on 30 June 2023 for the net price of \$594064.19. This value has been used as a true value of the property as at 30 June 2022 and the trustees do not believe there was any material change in value between 30 June 2022 and 30 June 2023.

**Signed as a true record**

DocuSigned by:  
  
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**Anila Dilo**  
**Director/ Trustee**