

28/5

John & Cassandra Read Super Fund Superannuation Fund Asset Valuation		30-Jun-21	Cost	Total	Valuation	Valuation
<b>PROPERTY</b>						
105-113 Pier Street Altona VIC	17/06/2013	Purchase Cost	393,079.18	393,079.18	335,000.00	335,000.00
		Fin Planning cost to establish Documentation & Reg Fees	16,030.00	409,109.18		
		Stamp Duty	3,273.00	412,382.18		
			18,470.00	430,852.18		
	30/06/2013	Less Depreciation	(1,562.00)	429,290.18		
	15/08/2013	Refund of Costs	(17,591.00)	411,699.18		
	30/06/2014	Less Depreciation	(6,715.00)	404,984.18		
	30/06/2015	Less Depreciation	(6,162.00)	398,822.18		
	30/06/2016	Less Depreciation	(5,749.00)	393,073.18		
	30/06/2017	Less Depreciation	(5,438.00)	387,635.18		
	30/06/2018	Less Depreciation	(5,139.00)	382,496.18		
	30/06/2019	Less Depreciation	(5,014.00)	377,482.18		
	30/06/2020	Less Depreciation	(4,868.00)	372,614.18		
	30/06/2021	Less Depreciation	(4,753.00)	367,861.18	(4,753.00)	
			367,801.18	367,801.18	335,000.00	335,000.00
						4,868.00
						2815 / 0870

6 August 2019

John & Cassandra Read  
208-210 Old Gippsland Road  
MT Eveleyn VIC 3976

Dear John & Cassandra,

**210/105 Pier Street, Altona**

We confirm your instructions to provide a market appraisal of the above property.

When appraising the property, we take into consideration the following:

- Comparison with similar properties
- Features or benefits of the property
- Condition and presentation of the property
- Overall position of the sales market

As a Certificate of Title has not been supplied, this report is subject to there being no easements or encumbrances that may adversely affect the use and occupation of the site.

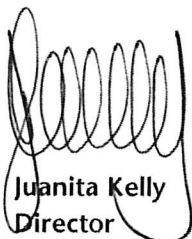
We anticipate the value of the above property to be in the range of **\$330,000 - \$340,000**.

Market and economic conditions are subject to change and we recommend an updated assessment be undertaken at 3-6 monthly intervals, unless the property is offered for sale.

If you require a more comprehensive report at any time, we would be happy to be of assistance. We take this opportunity to thank you for your instructions and look forward to being of further service.

Should you have any queries please feel free to contact our office.

Yours sincerely,



**Juanita Kelly**  
Director

**Licensed Estate Agent**

This estimate of current worth is provided as a guide only and whilst every care has been taken in providing this guide, the assessment should not be construed as a Sworn Valuation. Qualified valuers are specialist professionals. Their advice can be provided upon request, and a professional fee will apply.