

McDonald Family Superannuation Fund

Trustee Declaration



The trustees of McDonald Family Superannuation Fund hereby confirm the following market value of the underlying property held by McDonald Family Superannuation Fund:

- 4/24 Templar Place, Bennetts Green, NSW
Investment Value as at 30 June 2022
\$302,500.00

The trustees have determined the value of the above-mentioned property by considering the following factors:

- Comparative sales data of similar properties sold in recent past, evidence of which is attached to Annexure A.
- Market appraisal dated 15/02/2021 prepared by Knight Frank.
- Property & Building size – 4/24 Templar Place Shed is 103sq/m + 34 sq/m mezzanine.
- The proportion of Land to Building Area of the property.

Signed in accordance with a resolution of the directors of A & A McDonald Family Superannuation Fund Pty Ltd by:

..... Dated:/...../.....
Adam McDonald
Director: A & A McDonald Family Superannuation Fund Pty Ltd

..... Dated:/...../.....
Alice McDonald
Director: A & A McDonald Family Superannuation Fund Pty Ltd

ANNEXURE – A

Recent Sales



10/32 Templar Pl,
Bennetts Green, NSW 2290

\$467,500

287 m² Warehouse, Factory & Industrial • Other

> VIEW

☆ SAVE

✉ EMAIL



4/20 Templar Pl,
Bennetts Green, NSW 2290

\$375,000

214 m² 2 Warehouse, Factory & Industrial

> VIEW

☆ SAVE

✉ EMAIL



Address available on request,
Bennetts Green, NSW 2290

\$285,000

166 m² 2 Warehouse, Factory & Industrial

> VIEW

☆ SAVE

✉ EMAIL