

20<sup>th</sup> September 2022

Dear Alan,

**RE: 2 Cowirra Shack Access Road, Cowirra**

Firstly, I would like to take this opportunity to thank you for requesting my opinion on the market worth of your riverfront property, at 2 Cowirra Shack Access Road, Cowirra.

Please find below my estimated value as requested.

**Recent Sales:**

747 East Front Road, Five Miles	sold for	\$ 770,000	September 2022
778 East Front Road, Five Miles	sold for	\$ 515,000	September 2022
103 Providence Drive, Bow Hill	sold for	\$ 920,000	May 2022
8 Julanka Holdings, Younghusband	sold for	\$1,065,000	May 2022
34 Khartoum Road, Bolto Reserve	sold for	\$ 755,000	May 2022
64 Marina Way, Mannum	sold for	\$1,025,000	March 2022
38 Khartoum Road, Bolto Reserve	sold for	\$ 558,000	February 2022
35 Khartoum Road, Bolto Reserve	sold for	\$ 615,000	November 2021

**Sales Appraisal:**

We have seen a 30-40% rise in riverfront sale prices over the last 12 months, making it very difficult to appraise property in the current market. You will notice many 'Best Offer' campaigns, this is allowing buyers to put their best offer forward and the market decide the value. I believe a realistic figure to expect for your property in today's market would be \$650k, however I would strongly recommend a 'Best Offer' campaign if you were to sell.

Disclaimer: This opinion of marketing worth has been prepared solely for the information of the client and not for any third party. Although every care has been taken in arriving at the figure, we stress that is an opinion only and not to be taken as a sworn valuation.

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

Yours sincerely,

*Rebecca Pym*  
Sales Partner

SUPERNOVA Fund  
2022 Year

Calculation of Change in Market Value  
2 Cowirra Shack Access Road,,, Cowirra SA

Historical Costs as per Balance Sheet 30/6/2022

<b>Account</b>	<b>DR</b>
2815 Purchase - Historical Costs	538,385.60
2860 Plant & Equipment	6,596.37
2869 Less: Accumulated Depreciation	<u>-2,891.00</u>
<b>Net Historical Cost</b>	<b><u>542,090.97</u></b>
Market Value as per Schedule	<u>650,000.00</u>
2815.99 <b>Change In Net Market Value</b>	<b><u><u>107,909.03</u></u></b>