

**3<sup>rd</sup> November 2021**

**Dell Family Pty Ltd ATF St George Kart Centre Pty Ltd Retirement Fund  
23/244 Horsley Rd  
Milperra NSW 2214**

**MARKET APPRAISAL – 23/244 HORSLEY RD, MILPERRA (LOT 23/SP 64626)**

Thank you for inviting iAppraise SMSF Property Services to provide you with a market appraisal of the above-mentioned property, as at 30<sup>th</sup> June 2021.

**Appraisal**

This appraisal is intended to be realistic, objective, professional and based on factual information.

We have taken into account a variety of important factors, including:

- The recent sale price & rental yields of similar properties
- The advertised price of properties currently on the market
- Capital growth within the area
- Current buyer & tenant demand
- The size & location of the property, including the proximity to transport
- The construction and features of the property
- The overall condition of the property

Based on the area provided of **264m<sup>2</sup>**, & taking into account these important factors, iAppraise SMSF Property Services suggests that as at 30<sup>th</sup> June 2021, the subject property would have achieved:

**A sale price of around \$830,000 + GST (an approx. 5% gross rental yield).**

This market appraisal has been provided solely for your information and may not be relied upon by any third party. Although every care has been taken, this appraisal cannot be relied upon for formal valuation purposes.

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

Yours faithfully  
**iAppraise SMSF Property Services**



**Brad Cooper**  
**Director**  
PSBA Lic. # 1008420