

Admin

From: Admin
Sent: Monday, 14 June 2021 10:19 AM
To: chekriyarong@yahoo.com
Subject: FW: Valuation_Thelma de Beer

I reckon this should be sufficient for audits.. what do you think?

From: Paul Banner <pb@provenanceadvice.com.au>
Sent: Monday, 14 June 2021 9:45 AM
To: Admin <admin@accrual.com.au>
Subject: Valuation_Thelma de Beer

Rey,

Is this sufficient for both years as a valuation on the property?

Regards,



Paul Banner | *Principal Advisor*

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From: Thelma de Beer <thelma.debeer@hotmail.com>
Sent: Sunday, 13 June 2021 7:34 PM
To: Paul Banner <pb@provenanceadvice.com.au>
Subject: Fw: Valuation

Hi Paul,

Below is the valuation for the property. Good golly miss molly it is doing well.

Cheers

Thelma

From: Sue <sue@paddingtonrealestate.com>
Sent: Thursday, 10 June 2021 8:46 PM
To: Thelma de Beer <thelma.debeer@hotmail.com>
Subject: RE: Valuation

Hi Thelma

Sorry for the delay.

Looking at sales of comparable properties, the news is good!

Based on recorded sales, I believe that the below figures are similar to what you would have achieved if you had sold your unit.

FY 2019 – \$540,000-\$550,000

FY 2020 - \$560,000-\$570,000

As the market has moved considerably in the last year, I would anticipate that if you were to market your unit & settle for the FY 2021 – you would sit in the \$605,000-\$615,000 range.

If you need anything further, please don't hesitate to call or email

Kind regards

Sue

Sue Warner
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From: Thelma de Beer <thelma.debeer@hotmail.com>
Sent: Tuesday, 8 June 2021 12:25 PM
To: Sue <sue@paddingtonrealestate.com>
Subject: Re: Valuation

Hi Sue,

Any luck with the valuations? I need to get them I to accountant to get super back up and running.

Sorry for being a pain.

Thanks

Thelma

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From: Thelma de Beer <thelma.debeer@hotmail.com>
Sent: Sunday, June 6, 2021 3:29:46 PM
To: Sue <sue@paddingtonrealestate.com>
Subject: Re: Valuation

Hey there,

I will get the smoking information from Body Corp. Thanks for that other info. It is for the Super account.

From: Sue <sue@paddingtonrealestate.com>
Sent: Thursday, 3 June 2021 3:27 PM
To: Thelma de Beer <thelma.debeer@hotmail.com>
Subject: RE: Valuation

Sorry, pushed go before I meant to.

Do you know if the body corp have rules on smoking. Your tenant has emailed about a neighbour that smokes in the carpark & all the smoke goes through their apartment. She is 8 months pregnant & concerned about bringing a baby home.

If you could send me a copy of your specific by laws it would be great.

Sue

Sue Warner
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From: Thelma de Beer <thelma.debeer@hotmail.com>
Sent: Thursday, 3 June 2021 11:36 AM
To: Sue <sue@paddingtonrealestate.com>
Subject: Valuation

Good morning,

How are you doing?

My accountant (new one), is looking for a valuation for the financial year end 2019 and financial year end 2020. Are you able to please do these fo me?

Thanks so much.

Thelma de Beer

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