

Eleanor Li

From: Nick Sherlock <njsherlo@optusnet.com.au>
Sent: Saturday, 19 March 2022 9:31 AM
To: Eleanor Li
Subject: Fwd: Statement for 6 Batterdale, AL9 5JE at 03/03/2022
Attachments: image004.jpg

Eleanor
Email from real estate agent the UK. Re 6 batterdale

Thanks
Nick

----- Forwarded message -----

From: **Moby Rahman** <Moby.Rahman@country-properties.co.uk>
Date: Fri, 18 Mar. 2022, 11:04 pm
Subject: RE: Statement for 6 Batterdale, AL9 5JE at 03/03/2022
To: njsherlo@optusnet.com.au <njsherlo@optusnet.com.au>

[Read how we're keeping customers safe.](#)

Hi Nick,

I would say your property value in this market is roughly £260,000.

Hope that helps

The property valuation: 260,000/0.5429 (ATO Actural exchange rate) =\$478,910

Kind regards

Moby Rahman MNAEA, MARLA

Managing Director

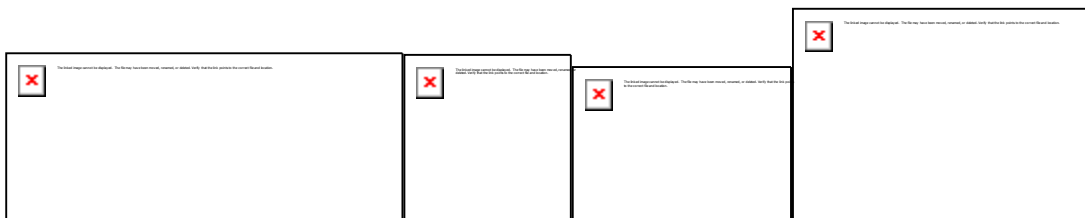
Country Properties Bedford Office: 84-86 Bromham Road, Bedford, MK40 2QH – 01234 345008

Country Properties Hatfield Office: 7 The Broadway, Hatfield, AL9 5BG – 01707 271450

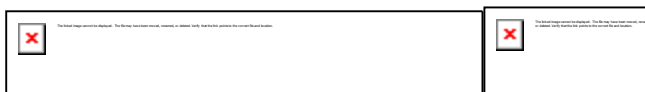
[Book a Valuation](#)

[Connect with me on LinkedIn](#)

[Read how we're keeping customers safe.](#)



Proud to support Isabel Hospice, for every house sold we will donate the cost of 1 hour of care at Isabel Hospice



The information in the email and any documents and files transmitted with it are confidential and for the use of the intended recipient only. If you are not the intended recipient, please delete the message and statements immediately and notify the sender. Any unauthorised dissemination or copy of this email, or any misuse or wrongful disclosure of the information contained in it is strictly prohibited and may be illegal. The opinions, statements and thoughts expressed in this email and its attachments if any are those of the individual sender and not necessarily of Country Properties or any associated personnel. Although Country Properties believes this email and any attachments are free of any virus or other defect which may affect a computer, it is the responsibility of the recipient to ensure that it is virus free and Country Properties does not accept any responsibility for any loss or damage arising in any way from its use.

From: Country Properties (Hatfield) <Hatfield@country-properties.co.uk>

Sent: 18 March 2022 09:41

To: Moby Rahman <Moby.Rahman@country-properties.co.uk>

Subject: FW: Statement for 6 Batterdale, AL9 5JE at 03/03/2022

From: Nick Sherlock <njsherlo@optusnet.com.au>
Sent: 18 March 2022 04:09
To: Country Properties (Hatfield) <Hatfield@country-properties.co.uk>
Subject: Re: Statement for 6 Batterdale, AL9 5JE at 03/03/2022

MOby

Hi could i get you to send me an email with a rough valuation of 6 batterdale please. It is required for our tax returns.

Many thanks

Nick

Nick Sherlock

0414 907 044

njsherlo@optusnet.com.au

www.nicksherlock.com.au

On Fri, 4 Mar 2022 at 02:13, Moby Rahman <hatfield@country-properties.co.uk> wrote:

Dear C Sherlock,

Re: Statement at 03 March 2022 for 6 Batterdale

Please find attached a copy of your letting statement #LS0606, dated 03 March 2022, for your property at 6 Batterdale.

Regards,

Moby Rahman
Managing Director

Country Properties Hatfield - Head Office

7 The Broadway
Hatfield
Hertfordshire
AL9 5BG
Tel: 01707 271450
Email: hatfieldlettings@country-properties.co.uk





Rates for financial year ending 30 June 2021

Foreign currency exchange rates for financial year 2021 foreign currency equivalent to \$1 Aust.

Country	Average rate for year ended		Nearest actual exchange rate		Currency
	31 Dec 20	30 Jun 21	31 Dec 20	30 Jun 21	
Canada	0.9249	0.9572	0.9818	0.9318	Canadian dollar
China	4.7608	4.9413	5.0298	4.8553	Renminbi
Europe	0.6045	0.6260	0.6269	0.6320	Euro
Hong Kong	5.3563	5.7921	5.9707	5.8382	Hong Kong dollar
India	51.1553	55.0235	56.3100	55.9200	Indian Rupee
Indonesia	10038.8458	10752.0992	10821.0000	10927.0000	Rupiah
Japan	73.6560	79.5516	79.4500	83.0700	Yen
Malaysia	2.8996	3.0806	3.0897	3.1218	Malaysian ringgit
Taiwan	20.3202	21.2522	21.6300	20.9600	New Taiwan dollar
New Zealand	1.0615	1.0742	1.0665	1.0745	New Zealand dollar
Papua New Guinea	2.3907	2.6137	2.7025	2.6379	Kina

Singapore	0.9517	1.0053	1.0189	1.0109	Singapore dollar
South Korea	813.5215	847.5967	836.7100	847.5200	South Korean won
Switzerland	0.6473	0.6796	0.6795	0.6930	Swiss franc
Thailand	21.5899	23.0733	23.0700	24.0900	Baht
UK	0.5378	0.5546	0.5657	0.5429	Pound sterling
USA	0.6906	0.7468	0.7702	0.7518	US dollar
Vietnam	16043.1660	17254.5952	17779.0000	17308.0000	Dong

From 1 January 2020, we have used the exchange rates from the Reserve Bank of Australia. In previous years we have used exchange rates sourced from the Commonwealth Bank of Australia.

The Reserve Bank of Australia and the Commonwealth Bank publish rates for different countries.

If we do not publish a rate for the country or year you need, you can use an appropriate exchange rate provided by:

- a banking institution operating in Australia including, where relevant, the banking institution through which your foreign income is received
- another reliable external source.

Keep the rate used and the source of rates with your records and be mindful that you cannot obtain an average rate (or rates) of exchange from an associate, or from yourself, unless otherwise notified by us.

Last modified: 01 Jul 2021

QC 66153

Our commitment to you

We are committed to providing you with accurate, consistent and clear information to help you understand your rights and entitlements and meet your obligations.

If you follow our information and it turns out to be incorrect, or it is misleading and you make a mistake as a result, we will take that into account when determining what action, if any, we should take.

Some of the information on this website applies to a specific financial year. This is clearly marked. Make sure you have the information for the right year before making decisions based on that information.

If you feel that our information does not fully cover your circumstances, or you are unsure how it applies to you, contact us or seek professional advice.

Copyright notice

© Australian Taxation Office for the Commonwealth of Australia

You are free to copy, adapt, modify, transmit and distribute this material as you wish (but not in any way that suggests the ATO or the Commonwealth endorses you or any of your services or products).