

**VALUATION
For Self-Managed Superfund Purposes**



**Property:
10 Wodonga Street, Beverley SA 5009**

**Instructed by:
Gm Hart Trust Superfund**

**Inspection Date:
1st September 2017**

**Valuation Date:
1st September 2017**



10 Wodonga Street, Beverley SA 5009



VALUATION RATIONALE:

The Direct Comparison Approach is considered the most appropriate method of valuation. In this approach the property to be valued is directly compared to recent sales of similar property to establish a current market value.

VALUATION:

Based on the Direct Comparison Approach, we have assessed the market value of the subject property at:

VALUATION "AS IS \$640,000 (Six Hundred and Forty Thousand Dollars)	@ 45% = \$288,000
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Our Valuation is on the basis the property is input taxed and free of GST. We are not privy to the financial circumstances of the current owner(s) nor previous transactions upon the property which may impact upon the status of the property in relation to GST. Should the property not qualify as GST free, our assessment is inclusive of GST.

Adelaide Property Valuers

A handwritten signature in black ink, appearing to read "Paul De Gilio".

Paul De Gilio
Certified Practising Valuer
Associate Member of the Australian Valuers Institute

ADDRESS: PO Box 2354, Kent Town SA 5071 **TELEPHONE:** Office: 1300 856 910

EXPERT QUALIFICATIONS:

Name:	Paul De Gilio.
Title:	Certified Practising Valuer.
Qualifications:	Associate Member of the Australian Valuers Institute Bachelor of Business (Property) Valuations
Experience:	Practicing Valuer since 2003 conducting in excess of 7000 residential and commercial valuations.