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REF DEV-408A8563

Property Valuation Report

PROPERTY

SAMPLE Street Heckenberg NSW 2168

PREPARED FOR

John Smith

DATE OF VALUATION

27 July 2026

MARKET VALUE

$1,200,000

Report overview

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3 BEDROOMS	1 BATHROOMS	2 CARS	House TYPE

PROPERTY ADDRESS	SAMPLE Street Heckenberg NSW 2168
INSTRUCTED BY & ON BEHALF OF	John Smith
PURPOSE OF REPORT	To determine the market value for Capital Gains Tax purposes only.
DATE OF VALUATION	27 July 2026
INSPECTION BASIS	Desktop assessment

MARKET VALUE AS AT 27 JULY 2026

$1,200,000

One Million Two Hundred Thousand Dollars

Table of contents

1. Valuation summary

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1.1 Instructions

INSTRUCTING PARTY	John Smith
VALUATION PURPOSE	To determine the market value for Capital Gains Tax purposes only.

1.2 Property details

PROPERTY ADDRESS	SAMPLE Street Heckenberg NSW 2168
PROPERTY DESCRIPTION	The subject property comprises a house situated on an allotment of approximately 563 m^2, providing 3 bedrooms, 1 bathroom and accommodation for 2 vehicles.
TITLE REFERENCE	LOT 396 DP11111
HIGHEST & BEST USE	Existing use
ENCUMBRANCES	None Apparent
ZONING	R3: Medium Density Residential

1.3 Assumptions & recommendations

KEY ASSUMPTIONS	The instructions and information supplied are assumed to contain a full disclosure of all information relevant to the valuation.
RECOMMENDED DOCUMENTS	N/A
EXPECTED SELLING PERIOD	3 months - This is typical of locality and/or market segment condition for now.
BUILDING AREA AND LAND DIMENSIONS / AREA	In the event actual surveyed areas of the property are different to the areas adopted in this valuation the survey should be referred to the valuer for comment on any valuation implications. We reserve the right to amend our valuation if a formal survey of areas and/or dimensions differs from those detailed in this Report. This valuation has been based on information supplied which is assumed to have been provided in good faith and contain a full and frank disclosure of all information that is relevant to the valuation of the property. The valuer has not undertaken due diligence or verification of the information supplied.

1.4 Valuation details

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MARKET VALUE	$1,200,000
VALUATION AMOUNT	$1,200,000 (One Million Two Hundred Thousand Dollars)
INSPECTION BASIS	Desktop assessment
DATE OF VALUATION	27 July 2026
DATE ISSUED	04 August 2026
CURRENCY OF VALUATION	All amounts stated in this valuation report are expressed in Australian Dollars (AUD) unless otherwise specified.
PECUNIARY INTEREST	We confirm that the valuer does not have any pecuniary interest that would conflict with the proper valuation of the property.
IMPORTANT	This executive summary must be read in conjunction with the remainder of this report. Executive summary is only a synopsis designed to provide a brief overview and must not be acted upon in isolation to the content of the valuation report.
THIRD PARTY DISCLAIMER	This report has been prepared for the private and confidential use of our client for the specified purpose. It should not be reproduced in whole or part without the express written authority of Valato or relied upon any other party for any purpose and the valuer shall not have any liability to any party who does so. Our warning is registered here, that any party other than those specifically named in this report should obtain their own valuation before acting in any way in respect of the subject property.
DIGITAL COPIES REPORTS	Where a digital copy of the report has been provided and has not been received directly from us, the report contents, especially the valuation and critical assumption should be verified by contacting the using office to ensure contents are appropriate. In particular if this report appears to be suspicious - that the report is tampered or altered, we recommend to contact the office.
RELIANCE ON WHOLE REPORT	This valuation must be read in its entirety, including any summary, and no responsibility is accepted by the valuer or the valuation firm where any part of this report is relied upon without reference to the full context of the valuation report. This valuation remains valid for 90 days from the date of valuation, or until such earlier date as you become aware of any matter that may have a material effect on the valuation.
GST	Valuations of residential property are undertaken on the basis that GST is not applicable. This valuation is prepared on the assumption that the subject property does not constitute a 'new residential property' as defined under ATO Ruling GSTR 2003/3. Further it is assumed that the subject property will transact as a residential property between parties not registered (and not required to be registered) for GST. The market valuation herein reflects a market transaction to which GST is not applicable.

2. Location & neighbourhood

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Heckenberg is a residential suburb situated approximately 36 kilometres south-west of the Sydney Central Business District within the City of Liverpool local government area. The locality is primarily characterised by established mid-century housing and forms part of the broader Green Valley residential precinct. It benefits from proximity to the Liverpool regional city centre and major transport corridors, providing access to significant commercial and industrial employment hubs in nearby Moorebank and Prestons.

Location map — Source: Google Maps

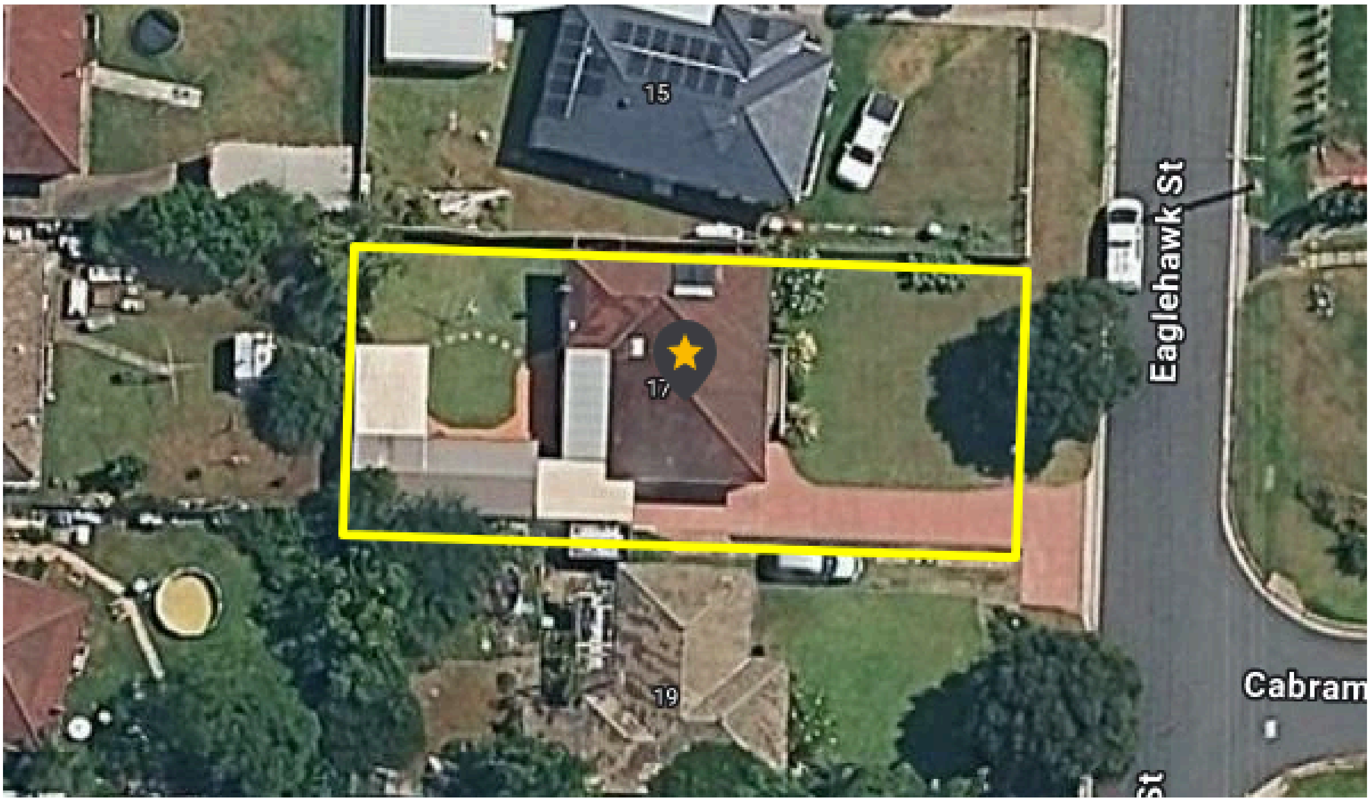
SERVICES	Electricity, town water, sewerage and telephone services are all connected.

3. Zoning & planning

LOCAL GOVERNMENT AREA	Liverpool City Council
ZONING	R3: Medium Density Residential
PERMISSIBLE USES	Permissible uses with development consent include Attached dwellings, Bed and breakfast accommodation, Boarding houses, Building identification signs, Business identification signs, Centre-based child care facilities, Community facilities, Dwelling houses, Educational establishments, Environmental facilities, Environmental protection works, Exhibition homes, Exhibition RU5 Villages, Flood mitigation works, Group homes, Home businesses, Home industries, Hostels, Hotel or motel accommodation, Multi dwelling housing, Neighbourhood shops, Oyster aquaculture, Places of public worship, Public administration buildings, Recreation areas, Residential care facilities, Respite day care centres, Roads, Secondary dwellings, Semi-detached dwellings, Seniors housing, Shop top housing, Tank-based aquaculture, etc.
EXISTING USE	Existing land use is a conforming land use with no adverse effect/s.
ZONING EFFECTS	Permits current use with consent.
HERITAGE ISSUE	N/A

4. Site

SITE AREA	563 sqm
ACCESS	The subject property has good sealed roads with kerbs and improved footpaths.
IDENTIFICATION	Street number, online Cadastral plan, RP Data mapping.



Aerial view — Source: Google Maps

5. Environmental issues

The Subject property currently used for residential purposes which is considered to be low environmental risk. The past uses of the subject property are not known to the valuer. The property is considered to have a low to medium environmental risk profile. This valuation is subject to there being no surface or subsurface soil problems including stability, toxic, or hazardous waste, toxic fibres, asbestos or building material hazards in or on the property that would adversely affect its existing or potential use or reduce its value/marketability. We reserve the right to review/reconsider our valuation should an environmental audit reveal that the subject property is contaminated. The client acknowledges and recognises that the valuer is not an expert in identifying environmental hazards and compliance requirements affecting properties.

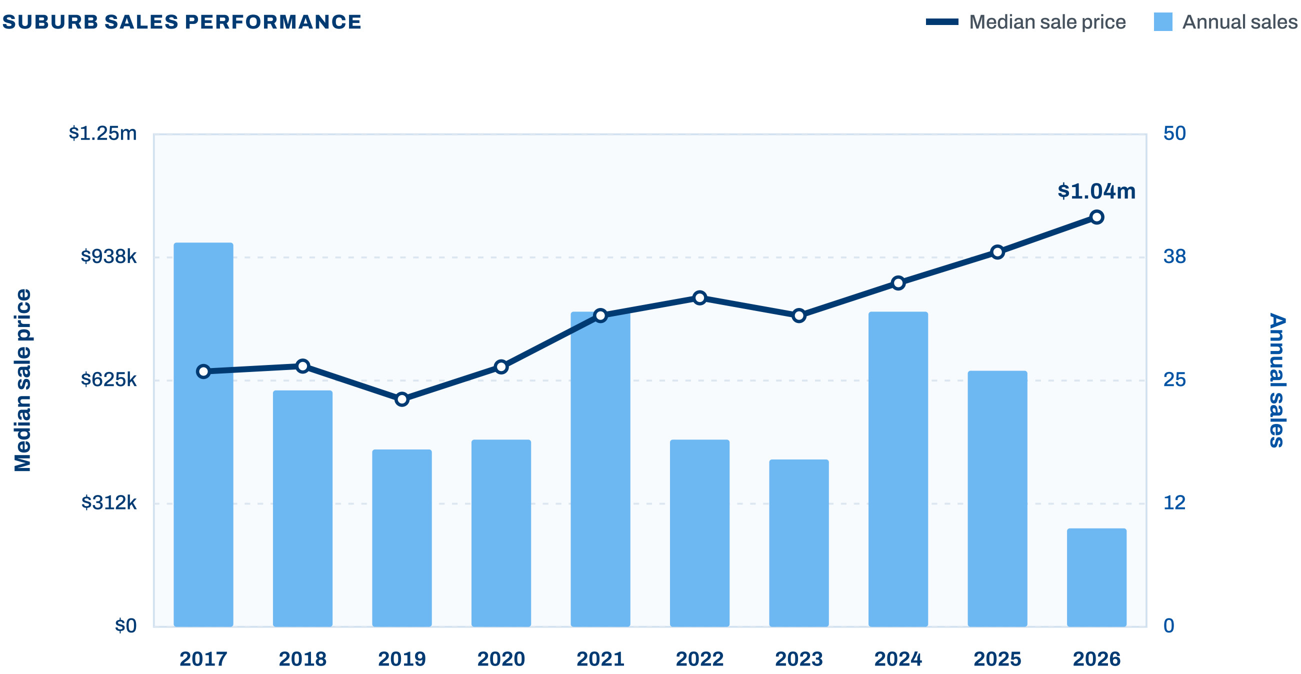
6. Market overview

MARKET DATA · HOUSE

Heckenberg market

Suburb sales data in Heckenberg indicates a decrease in transaction volume between 2025 and 2026, with sales declining from 26 to 10. The median sale price increased from $951,000 to $1,040,000, reflecting growth of approximately 9.4%. This uplift in median values suggests improving market conditions and continued buyer support within the suburb over the period analysed. Source: Pricefinder

SUBURB SALES PERFORMANCE



Pricefinder suburb sales statistics · 2025-2026 comparison

7. Market evidence

38 GUTHEGA CRESCENT HECKENBERG NSW 2168

SOLD $990,000
02 May 2026

3 bed · 1 bath · 1 car · 556 sqm land · 98 sqm floor · Built — · 0.36 km

Similar location. Similar land size. Superior accommodation. Similar floor area. **Overall Superior.**

14 BARHAM STREET HECKENBERG NSW 2168

SOLD $1,071,000
10 April 2026

4 bed · 1 bath · — car · 556 sqm land · — sqm floor · Built — · 0.4 km

Similar location. Inferior land size. Similar accommodation. Inferior floor area. Inferior dwelling quality. **Overall Inferior.**

59 BOBIN ROAD SADLEIR NSW 2168

SOLD $1,140,500
29 March 2026

4 bed · 2 bath · 2 car · 550 sqm land · 137 sqm floor · Built — · 0.52 km

Similar location. Inferior land size. Similar accommodation. Inferior floor area. Inferior dwelling quality. **Overall Inferior.**

7 KAROOLA STREET BUSBY NSW 2168

SOLD $1,300,000
07 March 2026

5 bed · 2 bath · 2 car · 700 sqm land · 102 sqm floor · Built 1960 · 0.24 km

Similar location. Inferior land size. Similar accommodation. Inferior floor area. Inferior dwelling quality. **Overall Inferior.**

25 KALUGA STREET BUSBY NSW 2168

SOLD $1,365,000
14 March 2026

5 bed · 2 bath · 2 car · 559 sqm land · 79 sqm floor · Built 1960 · 0.44 km

Similar location. Similar land size. Superior accommodation. Inferior floor area. Similar dwelling quality **Overall Superior.**

NOTE

Comparable sales are recorded in available sales databases and have not been internally inspected. See Section 10 — Sales Evidence.

8. Valuation methodology

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METHODOLOGY ADOPTED

Direct comparison

The market approach provides an indication of value by comparing the subject property with identical or comparable assets for which price information is available.

5 sales
COMPARABLE EVIDENCE CONSIDERED

$990,000 – $1,365,000
RANGE OF COMPARABLE SALES

9. Valuation remarks

Direct comparison analysis

The 5 selected comparable sales summarised below range from $990,000 – $1,365,000. Recorded overall comparison ratings relative to the subject: 3 inferior, 2 superior. The adopted market value recorded for the subject is $1,200,000.

COMPARABLE SALE	SALE PRICE	LAND	COMPARISON
38 GUTHEGA CRESCENT HECKENBERG NSW 2168	$990,000	556 sqm	Overall superior
14 BARHAM STREET HECKENBERG NSW 2168	$1,071,000	556 sqm	Overall inferior
59 BOBIN ROAD SADLEIR NSW 2168	$1,140,500	550 sqm	Overall inferior
7 KAROOLA STREET BUSBY NSW 2168	$1,300,000	700 sqm	Overall inferior
25 KALUGA STREET BUSBY NSW 2168	$1,365,000	559 sqm	Overall superior
Subject - SAMPLE Street Heckenberg NSW 2168	**$1,200,000**	**563 sqm**	Value adopted

ADOPTED MARKET VALUE $1,200,000

CERTIFICATE OF PROPERTY VALUATION

We certify the subject property: **SAMPLE Street Heckenberg NSW 2168**. We assess its Market Value as at 27 July 2026 to be:

$1,200,000

One Million Two Hundred Thousand Dollars

10. Assumptions, conditions & limitations

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Market Value

The valuation is made on the basis of "Market Value" as adopted by the International Valuation Standards Council definition. That is: "The estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion.".

Highest and Best Use

The use of an asset that maximises its potential and that is possible, legally permissible and financially feasible.

Reliance and Liability Disclaimer

This valuation is for the use of the party or parties to whom it is addressed and is not to be used for any other purposes. The report is subject to the definitions, qualifiers and disclaimers contained herein and which form part of this report. No liability or responsibility is accepted or undertaken to any third party or parties which may use or rely on the whole or any part of this report or its conclusion. No liability or responsibility is accepted or undertaken in the event that the party or parties to which it is addressed use this report for any other purpose apart from that expressly outlined.

Reproduction and Conflict of Interest

No part of this valuation or any reference to it may be included in any other document or reproduced or published in any way without written approval of the form and context in which it is to appear. Only a signed original of this valuation should be relied upon and no responsibility will be accepted for photocopies of the report or signatures to the report. The Valuer nor, to the best of my knowledge, any member of this firm, has any conflict of interest; direct, indirect or financial interest pecuniary or otherwise in the said property that is not disclosed herein.

Market Movement & Report Expiry

This valuation is current as at the date of valuation only. The value assessed herein may change significantly and unexpectedly over a relatively short period (including as a result of general market movements or factors specific to the particular property). We do not accept liability for losses arising from such subsequent changes in value. Without limiting the generality of the above comment, we do not assume any responsibility or accept any liability where this valuation is relied upon after the expiration of 90 days from the date of the valuation, or such earlier date if you become aware of any factors that have any effect on the valuation.

Strata Unit

Unless specifically stated, where the valuation relates to a Strata Titled property, all parties should be aware that the market value is assessed without knowledge of orders against the Strata Company and without the benefit of a search of the Strata Company's records, particularly relating to reserve funds. All parties should make their own enquiries in relation to this matter.

Environmental

No soil tests or environmental studies have been made available for the valuer's perusal. Therefore, it should be noted that the valuation is subject to there being no surface or sub-surface soil problems including instability, toxic/ hazardous wastes, toxic mould, asbestos or building material hazards in or on the property that would adversely affect, its existing or potential use or reduce its marketability. Should a problem be known or arise the valuation should be referred to the valuer for comment and review as deemed appropriate. We are not experts in this regard and if more detailed advice is required, an environmental consultant should be retained. The client acknowledges and recognizes that the Valuer is not expert in identifying environmental hazards and compliance requirements affecting properties. The Valuer has endeavoured to identify all matters of environmental concern and the effect they might have on the value of the property. However, the Valuer will not be held liable nor responsible for his/her failure to identify all such matters of environmental concern and the impact which any environmental related issue has on the property and its value.

Title Search

Unless stated as otherwise in this report we advise that a copy of the current Certificate of Title has not been provided or searched. This valuation assumes clear title. Should any encumbrances, easements, leases or other restrictions not mentioned in this report be known or discovered then the valuation should be referred to the Valuer for comment.

10. Assumptions, conditions & limitations (cont'd)

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Retrospective Assessment

For retrospective valuations where the valuer does not have access to conduct an internal inspection, we will proceed on the basis of an external/desktop assessment. The information and photographs of the subject property including condition and presentation will be sourced from a combination but not limited to our internal database, online property searches, local agent, our clients and government resources. Should the information noted in our report be revealed inaccurate/incorrect at a future date, we reserve the right to amend our valuation report.

Court Proceedings

It is noted that our Valuation Report is not suitable for Court Purposes. This report should not be used for litigation proceedings and does not meet the criteria of Property Disputes, Expert Witness and/or Family Court Matters.

Land And Building Area

Unless stated otherwise in this report we advise that we have not searched or been provided with a copy of the Title, Registered Plan/s, or any building plans. Any dimensions, land areas or building areas quoted in this report have been based on third party information sources and whilst every effort has been made to verify the information, we request you make your own enquiries as we do not accept responsibility for any inaccuracy of any information relied upon.

Sources of Information

We may have used artificial intelligence, including generative artificial intelligence, when providing the Report.

Building and Construction

This valuation inspection and report does not constitute a structural survey and is not intended as such. We have carried out an inspection only of the exposed and readily accessible areas of the improvements. The Valuer is not a building construction or structural expert and is therefore unable to certify the structural soundness of the improvements. Readers of this report should make their own enquiries. This valuation has been based on the condition of the structural improvements and the apparent defects as at the inspection date, and if the property has to be sold in circumstances where its condition has deteriorated and/or essential fixtures/fixtures may require attention, there is likely to be a significant write down in the asset value when compared to the current assessment. Under these circumstances the valuer will not be responsible for any reduction in value.

Environmental, Social, and Corporate Governance

ESG considers and prioritises Environmental, Social, and Corporate Governance aspects when assessing a property. Our valuation has considered readily apparent ESG aspects that are relevant to the market segment and property type. Prospective purchasers/owners in this segment are generally not impacted by governance policies and any consideration to environmental and social aspects are usually outweighed by personal and/or financial considerations such as location/lifestyle or return on investment. Any observations or comments made in relation to aspects of ESG are provided in our capacity as a Valuer only and where further advice or information is required, an appropriately qualified advisor should be engaged.

High Rise Developments

The Valuer is not an expert in building materials and has not attempted to determine the existence of ACP or EPS cladding systems (or similar) is present in a building/development from a visual inspection alone. The Valuer is not expected to make any enquiries into whether ACP or EPS cladding (or similar) has been used is compliant and/or non-compliant or conforming. If you (lender/requestor/LMI) suspects or your enquiries confirm there are non-compliant/non-conforming materials used, you are required to engage an expert in building materials.

Method of Valuation Approach Used

In arriving at our opinion of market value, we have used the Market Approach (Direct Comparison) – As per the current International Valuation Standards (IVS), the market approach provides an indication of value by comparing the asset with identical or comparable (that is similar) assets for which price information is available. (IVS 103 p33 s20)

Sales Evidence

The attributes i.e. bedrooms/bathrooms of the sales evidence included in our report are recorded in available sales databases. As we have not physically inspected the interior of the sales evidence we cannot certify the accuracy of the information.

11. Photographs

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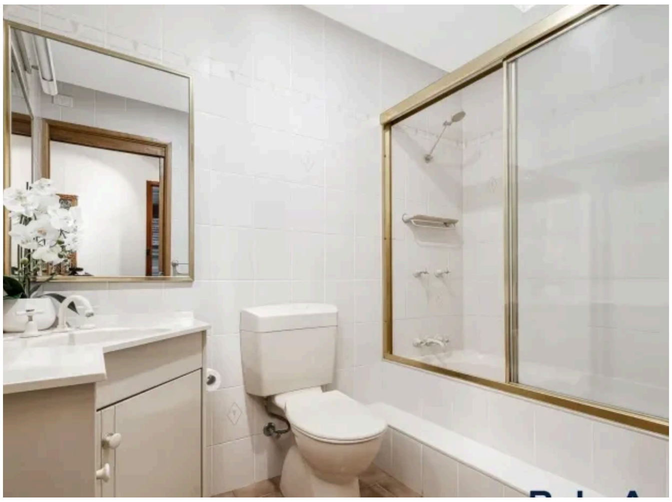

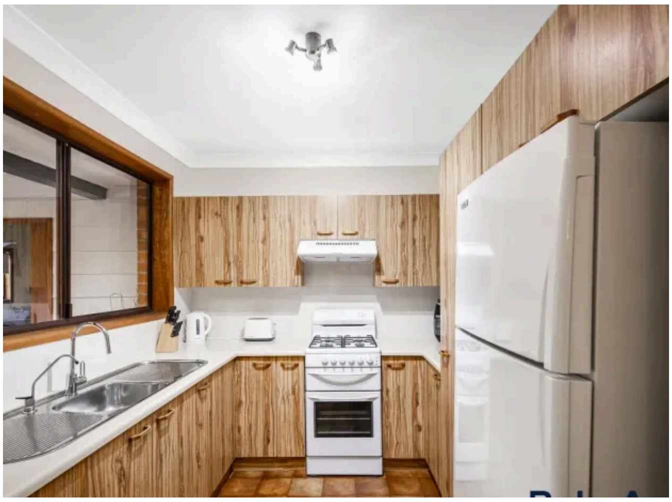


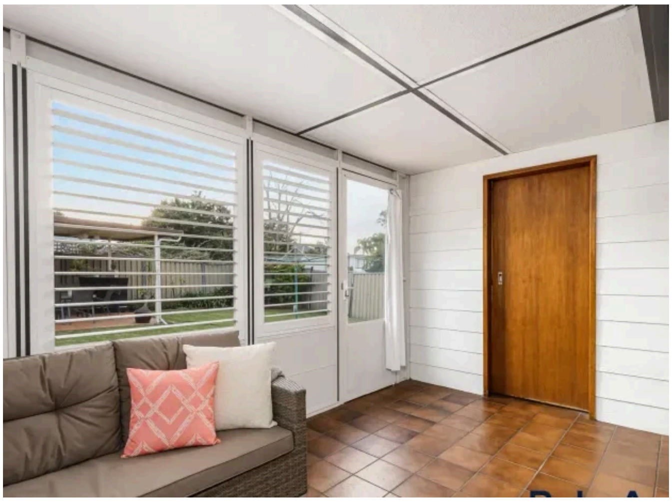

SAMPLE Street Heckenberg NSW 2168 · Desktop assessment

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