SUPERFUND PROPERTY
VALUATIONS



59/882 Pacific Highway

Lisarow NSW 2250

Independent Property Valuation Report

30th June 2025

Executive Summary

Instructing Party:	The Fox Group Pty Ltd
Prepared For:	Healey Family Superannuation Fund
Subject Property:	59/882 Pacific Highway Lisarow NSW 2250
Date of Valuation:	30th June 2025
Prepared on:	17th July 2025
Standard of Value:	Fair market value based on an arms' length transaction as per the standards defined in the International Valuation Standards Council (IVSC).
Basis of Valuation:	I have been instructed to provide an assessment of the estimated market value of the subject property in its current condition and under its current zoning. All investigations have been conducted independently and without influence from a third party in any way.
Purpose of Valuation:	To ascertain value of property held in an SMSF for annual tax office compliance purposes.
Prepared By:	William Spark – Independent Valuer. API Member: 116253.,
Valuation Method Adopted:	Market Approach.
Information Provided:	Address.
Assumptions:	Clear title, arms' length value, value current at date of valuation.
Conclusion of Value:	$285,000 - $300,000
Industry Standard:	APES 225, IVS 105.

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1. Introduction

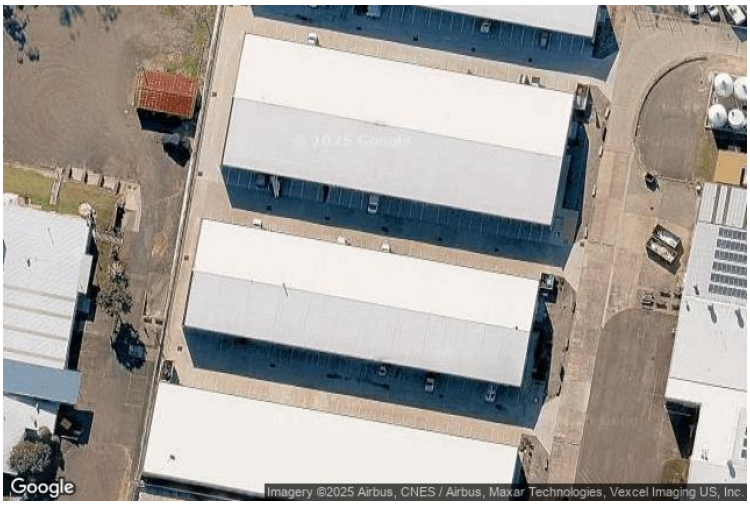
1.1 Scope

The client has approached Superfund Property Valuations to independently provide a valuation report for 59/882 Pacific Highway, Lisarow NSW 2250 as of 30th June 2025, which is required for Self-Managed Superannuation Fund (SMSF) taxation reporting. The value is an appraisal only and not to be considered a sworn valuation. The report follows the industry standards of market valuation defined in Section 225 of the Accounting Professional and Ethical Standards (APES 225).

1.2 Property Description

59/882 Pacific Highway Lisarow NSW 2250

Building Size: 75sqm



Lot/ Plan	LOT 59 SP103860	**Property Type**	Commercial
Year Built	Unknown	**Council Area**	Central Coast
Zone	-	**Land Use Primary**	Warehouse

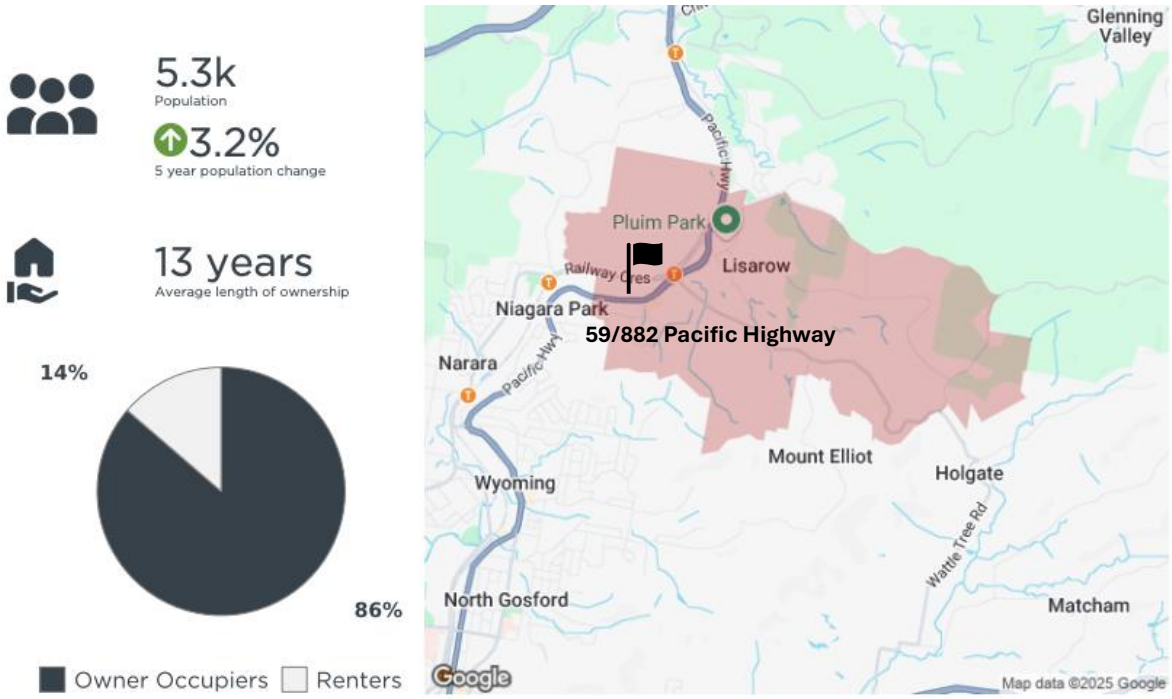
1.3 Property History

Date	Activity	Value	Details
11 Nov 2020	Sold	$236,500	Sale Method: Unknown, Sale Advised by: Government

1.4 Area Profile

Lisarow NSW 2250

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The size of Lisarow is approximately 10.8 square kilometres. It has 20 parks covering nearly 4.8% of total area. The population of Lisarow in 2016 was 5136 people. By 2021 the population was 5299 showing a population growth of 3.2% in the area during that time. The predominant age group in Lisarow is 10-19 years. Households in Lisarow are primarily couples with children and are likely to be repaying $1800 - $2399 per month on mortgage repayments. In general, people in Lisarow work in a professional occupation. In 2021, 82.40% of the homes in Lisarow were owner-occupied compared with 81.50% in 2016.

1.5 Assumptions

The value provided in this report assumes that the property has a clear title and that the transaction be conducted in a fair market at arms-length. Arm's length transactions assert that both parties act unencumbered in their own self-interest and are not subject to pressure or collusion from the other party thereby providing a fair market value in accordance with the International Valuation Standards Council (IVSC) regulations. The valuation is current at the date on the cover of this report.

2. Valuation

Market Approach: $285,000 - $300,000.

Annual Rental Income Appraisal: $15,000 - $15,750 + GST.

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2.1 Comparable Sales

1 112/882 PACIFIC HIGHWAY LISAROW NSW 2250

Sold **$428,000**



- - - 127m² 134m²*

Year Built -
DOM -
Sold Date 07-Mar-25
Distance 0km
First Listing -
Last Listing -

Notes from your agent
Price/SQM: $3,194

2 212/882 PACIFIC HIGHWAY LISAROW NSW 2250

Sold **$260,000**



- - 2 80m² 96m²*

Year Built -
DOM -
Sold Date 26-Jul-23
Distance 0km
First Listing -
Last Listing -

Notes from your agent
Price/SQM: $2,737

3 402/882 PACIFIC HIGHWAY LISAROW NSW 2250

Sold RS **$460,000**



- - 2 126m² 100m²*

Year Built -
DOM -
Sold Date 10-Jun-25
Distance 0km
First Listing -
Last Listing -

Notes from your agent
Price/SQM: $4,600

4 2/188 MANNS ROAD WEST GOSFORD NSW 2250

Sold **$575,000**



- - - 3,562m² 234m²*

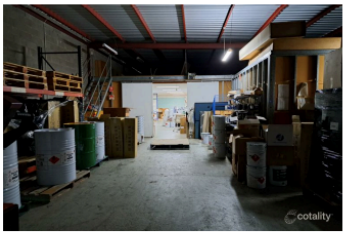
Year Built -
DOM 82
Sold Date 05-Feb-24
Distance 4.4km
First Listing -
Last Listing -

Notes from your agent
Price/SQM: $2,457

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5 1/188 MANNS ROAD WEST GOSFORD NSW 2250

Sold **$590,000**



- - - 3,562m² 234m²*

Year Built	-	DOM	90
Sold Date	13-Mar-24	Distance	4.4km
First Listing	-		
Last Listing	-		

Notes from your agent
Price/SQM: $2,521

6 6 WOLLONG STREET GOSFORD NSW 2250

Sold **$665,000**



- - - 443m² 200m²

Year Built	-	DOM	73
Sold Date	04-Mar-24	Distance	3.56km
First Listing	-		
Last Listing	-		

Notes from your agent
Price/SQM: $3,325

2.2 Comparable Leases

1 107/882 PACIFIC HIGHWAY LISAROW NSW 2250



- - 2 127m² 138m²*

Year Built	-	DOM	322 days
Listing Date	13-Aug-24	Distance	0km
Listing Price	$425/ANNUALLY		

Notes from your agent
Rental Price/SQM: $160

2 111/882 PACIFIC HIGHWAY LISAROW NSW 2250



- - 2 127m² 160m²*

Year Built	-	DOM	70 days
Listing Date	24-May-24	Distance	0km
Listing Price	$530000/ANNUALLY		

Notes from your agent
Rental Price/SQM: $179

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3 201/882 PACIFIC HIGHWAY LISAROW NSW 2250



- - 2 48m² 60m²*

Year Built -
DOM 76 days
Listing Date 13-Nov-23
Distance 0km
Listing Price $295/WEEKLY

Notes from your agent
Rental Price/SQM: $260

4 307/882 PACIFIC HIGHWAY LISAROW NSW 2250



- - 2 80m² 50m²*

Year Built -
DOM 23 days
Listing Date 24-Jun-25
Distance 0km
Listing Price $340/ANNUALLY

Notes from your agent
Rental Price/SQM: $353

5 25 KIRRAWEE ROAD GOSFORD NSW 2250



- - 4 443m² 280m²*

Year Built -
DOM 26 days
Listing Date 22-Jun-23
Distance 3.42km
Listing Price $42000/ANNUALLY

Notes from your agent
Rental Price/SQM: $150

6 16/5-7 ENTERPRISE CLOSE WEST GOSFORD NSW 2250



- - 2 119m² 150m²*

Year Built -
DOM 48 days
Listing Date 14-Jun-23
Distance 4.23km
Listing Price $25000/ANNUALLY

Notes from your agent
Rental Price/SQM: $167

2.3 Valuation Approach and Methodology

Careful consideration has been taken to provide an appraisal for 59/882 Pacific Highway in the market conditions of 30th June 2025. To establish a market value, I have diligently considered the premises characteristics, size, location and market conditions as well as recent comparable sales. The Australian Property Institute (API) stipulate that the Market Approach be used for

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means of valuation when there is reliable, verifiable and relevant data available. This report will rely on the findings of the Market Approach which will be calculated in accordance with the general standards set out in IVS 105 (International Valuation Standards, Section 105: Valuation and Methodology).

2.3.1 The Market Approach

This report uses the most recent and replicable properties available on our database for comparison. All of the comparable sales share similar characteristics, are within the immediate or surrounding area and were sold recently to the valuation date. The API requires that at least three comparable sales be used in an appraisal. Six sales are included herein which can be found in section 2.1. It is evident that the value of comparable sales is between $2,458/sqm and $4,600/sqm.

The comparable sales included in this report are all similarly sized commercial properties used for similar purposes. They each serve as benchmarks in understanding the value of the subject property.

Based on the market evidence at 30th June 2025, and factoring in adjustments for the property's particulars, I propose that its fair market value was between $3,800/sqm and $4,000/sqm which calculates a value range of **$285,000 - $300,000** based on its 75sqm size.

2.3.2 Annual Rental Income Appraisal

Six comparable leases are included in section 2.2 using the same selection criteria adopted for the comparable sales in section 2.1. The rental income range of these comparable properties is $150/sqm - $353/sqm PA + GST.

Based on the market conditions of 30th June 2025, and factoring in adjustments for the property's size, location and features, I propose that a rental income of $200/sqm - $210/sqm would be reflective of a fair market value which calculates an annual range of **$15,000 - $15,750 + GST** based on its 75sqm size.

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About Superfund Property Valuations

Superfund Property Valuations have an extensive knowledge of the Australian property market. We have licensed access to the country's largest property database comprising of government, agent and publicly available data. We perform accurate appraisals based off leading market data in conjunction with consideration for other market and macroeconomic factors. Our mission is to provide our clients with simple yet detailed insights into their investment properties by providing 100% ATO-compliant appraisal reports to SMSF trustees. The principal, William Spark, is a professional member of the Australian Property Institute who has a passion for real estate and is skilled in data analytics.

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