hovr

SMSF PROPERTY VALUATION REPORT

Prepared in accordance with SISR Regulation 8.02B

PROPERTY ADDRESS **[Full property address]**	ASSESSED MARKET VALUE **$[Market Value]**
DATE OF VALUATION [DD Month YYYY]	VALUATION PURPOSE SMSF Annual Return / ATO Compliance
CLIENT / SMSF NAME [Client / Fund Name]	REPORT NUMBER [REPORT-ID]
VALUER NAME [Valuer Full Name]	VALUER REGISTRATION [API / AVI Registration No.]

ATO Compliant | SISR Reg 8.02B | API / AVI Registered Valuer | Independent & Arms-Length

1. Instructions & Purpose

1.1 Instructions Received

Client / SMSF Name	[Fund Name]
Instructed by	[Name, Role]
Date of Instruction	[DD Month YYYY]
Date of Valuation	[DD Month YYYY]
Date of Report	[DD Month YYYY]
Report Reference	[REPORT-ID]

1.2 Purpose of Valuation

This valuation has been prepared for the purpose of satisfying the annual market value reporting obligations of a Self-Managed Superannuation Fund (SMSF) under the Superannuation Industry (Supervision) Regulations 1994 (SISR), specifically Regulation 8.02B, and in accordance with Australian Taxation Office (ATO) valuation guidelines.

This report is suitable for use in the preparation of the Fund's annual financial statements and tax return, and for provision to the Fund's approved SMSF auditor.

1.3 Regulatory Framework

This valuation has been conducted with reference to the following:

- Superannuation Industry (Supervision) Regulations 1994 — Regulation 8.02B (Market value of assets)
- ATO SMSF Valuation Guidelines (NAT 71550)
- Australian Property Institute (API) — Australian Valuation Standards
- API / IVSC — Definition of Market Value

1.4 Definition of Market Value

"Market Value is the estimated amount for which an asset should exchange on the date of valuation between a willing buyer and a willing seller in an arm's length transaction, after proper marketing, wherein the parties had each acted knowledgeably, prudently and without compulsion."

— Australian Property Institute, aligned with IVSC International Valuation Standards

2. Property Details

2.1 Property Identification

Property Address	[Full street address, suburb, state, postcode]
Legal Description	[Lot/Plan/CT reference]
Registered Owner(s)	[As per title — should be the SMSF trustee(s)]
Title Reference	[Certificate of Title / Folio identifier]
LGA	[Local Government Area]
Zoning	[Zone code and description]
Land Area (approx.)	[m²]
State	[State]

2.2 Property Description

Property Type	[House / Unit / Townhouse / Commercial / Other]
Main Building Type	[Detached / Semi-detached / Strata / etc.]
Year Built (approx.)	[Year]
Living Area (approx.)	[m²]
Parking Area (approx.)	[m² / garage / carport / off-street]
Bedrooms	[Number]
Bathrooms	[Number]
Exterior Construction	[Brick / Weatherboard / Render / etc.]
Roof Material	[Tile / Colorbond / Other]
Overall Condition	[Good / Average / Fair / Poor]
Tenant	[Vacant / Tenanted — tenant name if applicable]
Services	[Power, Gas, Water, Sewer, NBN]
Road Frontage	[Sealed / Unsealed / Council maintained]

2.3 Location & Site

[Provide a brief description of the property's location, proximity to amenity, transport, schools, shopping and services. Comment on the immediate streetscape, neighbouring land uses and any site features relevant to value (slope, flooding, easements, etc.).]

3. Market Overview

[Provide a brief commentary on the current residential / commercial property market conditions in the relevant suburb or precinct. Reference recent market trends, days on market, clearance rates, rental vacancy and any macro factors (interest rates, supply constraints) that have a bearing on value. Approximately 150–300 words.]

Market data sourced from: [Domain / CoreLogic / APM / REIQ / other source], with a data reference period of [month range].

3. Market Overview

4. Valuation

4.1 Valuation Method

The Direct Comparison Method has been applied as the primary valuation approach. This method analyses recent sales of comparable properties and adjusts for differences in location, size, condition, improvements and other relevant factors to arrive at an estimate of market value for the subject property.

[Where applicable, note any secondary cross-check methods used, e.g. capitalisation of income for investment properties.]

4.2 Recent Comparable Sales

The following sales have been identified as the most relevant comparables to the subject property within the prevailing market:

Address	Description	Sale Price	Sale Date	Relevance
[Address]	[Property type, beds/baths]	$[amount]	[DD Mon YYYY]	High / Medium
[Address]	[Property type, beds/baths]	$[amount]	[DD Mon YYYY]	High / Medium
[Address]	[Property type, beds/baths]	$[amount]	[DD Mon YYYY]	High / Medium
[Address]	[Property type, beds/baths]	$[amount]	[DD Mon YYYY]	High / Medium
[Address]	[Property type, beds/baths]	$[amount]	[DD Mon YYYY]	High / Medium

[Commentary on the comparable sales — note adjustments made for size, location, condition, date of sale, and any other factors that influenced the weighting of each sale in the final assessment.]

4.3 Rental Income Assessment

In accordance with ATO SMSF valuation guidelines, an assessment of market rental income has also been prepared:

Assessed Weekly Market Rent	$[amount] per week
Assessed Annual Market Rent	$[amount] per annum
Rental Evidence / Source	[Comparable rental listings or leases referenced]
Rental Yield (gross)	[X.X]%
Rental Condition	[Property is vacant / tenanted at $X per week]

4.4 Valuation Assessment

LOW ESTIMATE	MARKET VALUE	HIGH ESTIMATE
$[amount]	**$[amount]**	**$[amount]**

ASSESSED MARKET VALUE: $[Market Value] (as at [DD Month YYYY])

[Brief narrative supporting the final value conclusion — summarise the weight given to comparables and any specific adjustments or reasoning applied.]

5. Independence, Compliance & Limitations

5.1 Valuer Independence

This valuation has been prepared by an independent, arms-length valuer engaged through the hovr platform. hovr's AI-assisted matching algorithm assigns valuers with no prior connection to the instructing party, the SMSF trustee, or any related party to the Fund. This process satisfies the ATO's requirement for independent and objective valuations under SISR Regulation 8.02B.

Neither hovr, nor the valuer named in this report, holds any pecuniary interest that could reasonably be regarded as affecting the ability to provide an unbiased opinion of value, nor is there any interest that would conflict with the proper conduct of this valuation.

5.2 Valuer Credentials

Valuer Name	[Full name]
Qualifications	[e.g. API Certified Practising Valuer / AVI Registered Valuer]
Registration Body	[Australian Property Institute (API) / Australian Valuers Institute (AVI)]
Registration Number	[Registration No.]
Years of Experience	[X years]
Signature	
Date	[DD Month YYYY]

5.3 ATO Compliance Statement

This report has been prepared in accordance with:

- SISR Regulation 8.02B — requiring assets of an SMSF to be valued at market value for the purposes of preparing the Fund's annual accounts and statements
- ATO Valuation Guidelines for SMSF assets — which state that a valuation must be based on objective and supportable data
- The API's definition of Market Value, consistent with IVSC International Valuation Standards

This report includes documented evidence of comparable sales, a clear methodology statement, and an independent rental income assessment, satisfying the evidentiary standard expected by approved SMSF auditors.

5.4 Limitations & Assumptions

- This valuation is current as at the date of valuation only. Values may change and no liability is accepted for losses arising from changes in value after the valuation date.
- This report should not be relied upon after three (3) months from the date of valuation without written confirmation from the valuer.

- This is a desktop valuation. No physical inspection of the property was conducted. The assessment is based on market data, comparable sales, property records and publicly available information.
- Certificate of Title(s) and/or Lease(s) have not been inspected. Should legal advice indicate that encumbrances materially affect value, the valuer reserves the right to reconsider the assessment.
- The valuer is not aware of any contamination or environmental issues affecting the property. The assessment assumes the land is free from contamination. Should contamination be identified, the valuation may require amendment.
- This report is prepared solely for the use of the named client and SMSF auditor. No responsibility is accepted to any third party for the whole or any part of its contents.

6. General Disclaimer

This report has been prepared by hovr (EQED Pty Ltd) acting as agent for the valuer named herein. hovr connects clients requiring property valuations with independent, registered valuers via its online platform. All valuers on the hovr platform are required to hold and maintain current registration with either the Australian Property Institute (API) or the Australian Valuers Institute (AVI).

The information on the hovr website and in hovr reports is general in nature and does not constitute personal financial product advice. It does not take into account your objectives, financial situation or needs. Before acting on any information, seek independent financial advice and read the relevant terms and conditions.

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