**(Example) Minute Template 3: RESIDENTIAL PROPERTY**

**Trustees support the valuation provided by the valuer/real estate agent/online valuation platform (within 6 months of 30/06/20CY) with the addition of supportable data.**

**Valuation information does not describe property characteristics, or narrow RP Data report (range too wide (low confidence level) or trustee valuation.**

The Trustees confirm that the market value of the property as listed below and included in the financial statements as at 30 June 20XX, is based on objective and supportable data as required by Regulation 8.02B of SISR.

**Property Address:** XXXXXX

**Characteristics of the Fund’s property:** [land size, building size, number of bedrooms, number of bathrooms, number of car parks, the year the house was built & etc.] or provide (link to online property website reference) or refer to [RP data report/Price Finder report/valuation report dated XX/XX/20XX]

**Market value:** $XXXXXX

This valuation is based on the [valuer/real estate agent name] valuation report/market appraisal dated XXX, which valued the property at $XXX [property market value] / between $XXX and $XXX [market value range]. The trustee(s) resolved to accept the valuation based on the following recent comparable sales within proximity to the Fund property as being indicative of market conditions as at the effective date.

**Details of comparable sales**

|  |  |  |  |
| --- | --- | --- | --- |
| **Property Address** | **Sold Date** | **Sold Price ($)** | **Characteristics of the property (land size, building size, number of bedrooms, number of bathrooms number of car parks & etc.)** |
|  |  |  | (provide link to on-line property website reference) |
|  |  |  | provide link to on-line property website reference) |

*\*The example minute is to be included as part of an annual trustee minute or as a separate resolution by the trustee.*