

**Investment Class Summary**  
**GCBDJB SUPER FUND**  
as at 30/06/2021

Investment Class	Total Cost	Market Value	Gain/Loss	Percent Total
Cash (Including Loans)	1,701.83	1,701.83	0.00	4.34
Fixed Interest	0.00	0.00	0.00	0.00
Australian Shares	0.00	0.00	0.00	0.00
International Shares	0.00	0.00	0.00	0.00
Property	34,000.00	37,500.00	3,500.00	95.66
Artwork, Collectables, Metals or Jewels	0.00	0.00	0.00	0.00
Other	0.00	0.00	0.00	0.00
	<b>35,701.83</b>	<b>39,201.83</b>	<b>3,500.00</b>	<b>100.00</b>

15<sup>th</sup> July 2019

SCANNED

Peel Taxation & Accounting  
4/2A Peel Street  
Mandurah WA 6210

To whom it may concern,

**Re: Market Appraisal.**  
**Property: 4/2A Peel Street, Mandurah.**

Thank you very much for the opportunity to provide a market appraisal for your Commercial Property at the above address.

Taking into account current market conditions & comparable sales evidence it would be in the opinion of this office that a fair market value for the property would fall at **approx. \$300,000** plus any GST commitments if applicable.

This figure is based on the following rate per sqm:

- Office component: 98 sqm @ approx. **\$3,000 per sqm** (\$294,000)
- **Total: Approx \$300,000**

Kevin Green Real Estate are specialists in all aspects of Commercial Real Estate and would revel in the opportunity to represent you as Exclusive Agents in the sale of your property should you choose to list on the open market.

Yours faithfully  
**KEVIN GREEN REAL ESTATE**

  
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*\$300,000 @ 12 1/2%*

*\$ 37,500*