

<b>New Caledonia/Tahiti</b>	76.6731	NA	76.8137	NA	South Pacific franc
<b>New Zealand</b>	1.0917	1.0736	1.0740	1.0703	New Zealand dollar
<b>Norway</b>	6.3998	NA	6.4525	NA	Kroner
<b>Oman</b>	0.2806	NA	0.2817	NA	Oman rial
<b>Papua New Guinea</b>	NA	NA	NA	2.3747	Kina
<b>Philippines</b>	37.7779	NA	37.2036	NA	Philippines peso
<b>Poland</b>	2.7960	NA	2.7800	NA	Polish zloty
<b>Saudi</b>	2.7290	NA	2.7460	NA	Saudi riyal
<b>Singapore</b>	0.9938	0.9512	0.9867	0.9576	Singapore dollar
<b>Solomon Islands</b>	5.9576	NA	6.0137	NA	Si dollar
<b>South Africa</b>	10.5014	NA	10.3338	NA	Rand
<b>South Korea</b>	NA	NA	NA	824.9600	South Korean won
<b>Sri Lanka</b>	129.2559	NA	132.7917	NA	Sri Lankan rupee
<b>Sweden</b>	6.8594	NA	6.8443	NA	Kronor
<b>Switzerland</b>	0.7231	0.6724	0.7091	0.6534	Swiss franc
<b>Taiwan</b>	NA	NA	NA	20.2500	New Taiwan dollar
<b>Thailand</b>	22.5729	21.3424	21.9700	21.2100	Baht
<b>Turkey</b>	2.6516	NA	4.3528	NA	Turkish lira
<b>United Arab Emirates</b>	NA	2.5265	2.6881	2.5204	United Arab Emirates Dirham
<b>UK</b>	0.5707	0.5462	0.5583	0.5586	Pound sterling
<b>USA</b>	0.7285	0.6878	0.7316	0.6863	US dollar



Australian Government  
Australian Taxation Office

## Rates for financial year ending 30 June 2020

**Foreign currency exchange rates for financial year 2020 foreign currency equivalent to \$1 Aust.**

Country	Average rate for year ended		Nearest actual exchange rate		Currency
	31 Dec 19	30 Jun 20	31 Dec 19	30 Jun 20	
Canada	0.9649	0.9221	0.9556	0.9387	Canadian dollar
China	NA	NA	NA	4.8523	Renminbi
Denmark	4.8504	NA	4.8807	NA	Kroner
Europe	0.6505	0.6217	0.6533	0.6111	Euro
Fiji	1.5443	NA	1.5520	NA	Fijian dollar
Hong Kong	5.6931	5.3628	5.6974	5.3191	Hong Kong dollar
India	49.9454	49.0061	50.6834	51.8100	Indian Rupee
Indonesia	NA	NA	NA	9773.0000	Rupiah
Israel	2.5968	NA	2.5376	NA	Israeli new shekel
Japan	79.3755	74.3606	79.6300	73.9400	Yen
Kuwait	0.2216	NA	0.2239	NA	Kuwait dinar
Malaysia	NA	NA	NA	2.9374	Malaysian ringgit

✓	<b>Vanuatu</b>	81.8156	NA	83.6435	NA	Vatu
	<b>Vietnam</b>	NA	NA	NA	15926.0000	Dong

From 1 January 2020, we have used the exchange rates from the Reserve Bank of Australia. In previous years we have used exchange rates sourced from the Commonwealth Bank of Australia.

As the Reserve Bank of Australia and the Commonwealth Bank publish rates for different countries, annual rates are only available for countries which are published by both.

If we do not publish a rate for the country or year you need, you can use an appropriate exchange rate provided by:

- a banking institution operating in Australia including, where relevant, the banking institution through which your foreign income is received
- another reliable external source.

Keep the rate used and the source of rates with your records and be mindful that you cannot obtain an average rate (or rates) of exchange from an associate, or from yourself, unless otherwise notified by us.

Last modified: 02 Jul 2020

QC 63093

## Our commitment to you

We are committed to providing you with accurate, consistent and clear information to help you understand your rights and entitlements and meet your obligations.

If you follow our information and it turns out to be incorrect, or it is misleading and you make a mistake as a result, we will take that into account when determining what action, if any, we should take.

Some of the information on this website applies to a specific financial year. This is clearly marked. Make sure you have the information for the right year before making decisions based on that information.

- If you feel that our information does not fully cover your circumstances, or you are unsure how it applies to you, contact us or seek professional advice.

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**John Kelly**

**From:** Ahmad Sharif-Yazdi <sharifoffers@gmail.com>  
**Sent:** Thursday, 11 June 2020 3:23 PM  
**To:** John Kelly  
**Subject:** Re: 3933 Yellow Mandarin Ave  
**Attachments:** yellow mandarin comps.pdf

Hello Mr. Kelly,

We are well here, Thanks.

We are being very careful and using common sense.

I hope you and all your family are well and safe.

The Real Estate market has been on a "pause" like the rest of the community.

Attached are the comparable sales or on the market houses. The sample houses are all one story small houses similar to yours. with in the same area.

I have established the price of your house based price per square foot of \$170.

Your property is worth about  $1615 \times 170 = \$274,550$ .

*US \$274,550 @ .6278 = \$399,171.27*

My best wishes,

Sharif

*GT 109 30.6.20*

On Wed, Jun 10, 2020 at 3:51 PM John Kelly <[gazconholdings@gmail.com](mailto:gazconholdings@gmail.com)> wrote:

Hi Sharif,

I hope this Coronavirus has not affected you or any of your family or any part of your business.

*\$ 59533.55 1-2020*  
*\$ 59533.55 4-1-550*

I would imagine it has had some sort of effect on property prices anyway be that as it is would you kindly advise as a Realtor your value of the property as at 30 June, 2020. Please provide any information or data used in your valuation.

Take care mate. It's been a hell of a year so far.

Regards,

John Kelly

*Property Valuation*

--  
Ahmad Sharif-Yazdi  
B.0001241.LLC  
PM.0163138.BKR  
Broker/Property Manager

# Agent Single Line

PL #	PL #	Ac	ST	Address	Unit#	Price Bldg/Disc	Sub	Sq Ft Total	Bd	Bu	CF	Pt	Spw	YrB	ActCl	DOM
1	218445	103S		508 Cowboy Cross		\$260,000 1STORY	SFR	1,502	3	2	2	N	N	2004	06/05/2020	37
2	218832	103S		5908 Bellows Beach		\$250,000 1STORY	SFR	1,398	3	2	2	N	N	2007	05/29/2020	30
3	218125	103S		2117 Pelican Beach Sky Ave		\$274,900 1STORY	SFR	1,647	3	2	2	N	N	2009	04/16/2020	1
4	212648	103S		6032 HUNTER JUMPER ST		\$260,000 1STORY	SFR	1,502	3	2	2	N	N	2004	03/20/2020	5
5	216510	103S		2104 PELICAN SKY BEACH		\$246,000 1STORY	SFR	1,371	3	2	2	N	N	2009	03/11/2020	17
6	216580	103S		4534 TESTAROSSA LN		\$244,000 1STORY	SFR	1,359	3	2	2	N	N	1994	03/06/2020	8
7	216431	103S		5205 WILD SUNFLOWER ST		\$246,000 1STORY	SFR	1,305	3	2	2	N	N	2008	02/27/2020	17
8	216884	103S		4505 TESTAROSSA LN		\$235,000 1STORY	SFR	1,359	3	2	2	N	N	1995	02/20/2020	13
9	216320	103S		2113 TURTLE BEACH AVE		\$262,900 1STORY	SFR	1,371	3	2	2	N	N	2008	02/18/2020	13
10	216168	103S		508 COWBOY CROSS AVE		\$185,000 1STORY	SFR	1,502	3	2	2	N	N	2004	02/16/2020	0
11	214428	103S		2316 PLUMERIA AVE		\$266,000 1STORY	SFR	1,668	3	2	2	N	N	2006	02/11/2020	54
12	214359	103S		5150 CROSS RANCH ST		\$259,900 1STORY	SFR	1,615	3	2	2	N	N	2007	01/22/2020	45
13	214608	103S		3526 SUN PRAIRIE ST		\$243,000 1STORY	SFR	1,377	3	2	2	N	N	2006	01/17/2020	42
14	212203	103S		3665 LAKE SIDE VILLAS AV		\$249,888 1STORY	SFR	1,377	3	2	2	N	N	2006	12/31/2019	80
15	213024	103S		1908 ARIA LIGHTS AVE		\$287,552 1STORY	SFR	1,536	3	3	2	N	N	2019	12/19/2019	24
16	219933	103A	-FR	6212 Sereno Springs St		\$250,000 1STORY	SFR	1,467	3	2	2	N	N	2007		15
17	220362	103A	-ER	3809 Pecos Park Ave		\$254,900 1STORY	SFR	1,467	3	2	2	N	N	2007		0
18	217298	103A	-EA	5235 FORT WORTH ST		\$255,000 1STORY	SFR	1,467	3	2	2	N	N	2006		92
19	215388	103A	-ER	4017 YELLOW MANDARIN A		\$283,400 1STORY	SFR	1,615	3	2	2	N	N	2008		184
20	219987	103A	-EP	3035 Eaglesfield	lot 51	\$283,990 1STORY	SFR	1,456	3	2	2	N	N	2020		15
21	218373	103A	-ER	3909 Carla Ann		\$299,000 1STORY	SFR	1,615	3	2	2	N	N	2010		84
22	218110	103A	-EA	4441 DESERT MIRAGE ST		\$330,000 1STORY	SFR	1,536	3	3	2	N	N	2018		91
23	219827	103		917 Rocky Stone		\$225,000 1STORY	SFR	1,557	3	2	2	N	N	1998		7
24	219277	103		4512 Possum Bend		\$235,000 1STORY	SFR	1,557	3	2	2	N	N	1995		33

LVR DEEMS INFORMATION RELIABLE BUT NOT GUARANTEED. IT IS A VIOLATION TO PROVIDE DETAIL PRINTOUTS TO A CUSTOMER/CLIENT.

# Agent Single Line

LINE	ALY	ALY	ADDRESS	CITY	STATE	ZIP	PHONE	AGENT	STATUS	DATE	TYPE	AMOUNT	DATE	DATE	DATE	DATE					
1	218443	103S	502 Country Center									\$260,000	1STORY	SFR	3	2	N	N	2004	06/05/2020	37
2	218443	103S	502 Country Center									\$250,000	1STORY	SFR	3	2	N	N	2007	05/29/2020	30
3	218443	103S	502 Country Center									\$274,900	1STORY	SFR	3	2	N	N	2009	04/16/2020	1
4	218443	103S	502 Country Center									\$260,000	1STORY	SFR	3	2	N	N	2004	03/20/2020	5
5	218443	103S	502 Country Center									\$246,000	1STORY	SFR	3	2	N	N	2009	03/11/2020	17
6	218443	103S	502 Country Center									\$244,000	1STORY	SFR	3	2	N	N	1994	03/06/2020	8
7	218443	103S	502 Country Center									\$246,000	1STORY	SFR	3	2	N	N	2008	02/27/2020	17
8	218443	103S	502 Country Center									\$235,000	1STORY	SFR	3	2	N	N	1995	02/20/2020	13
9	218443	103S	502 Country Center									\$262,900	1STORY	SFR	3	2	N	N	2008	02/20/2020	13
10	218443	103S	502 Country Center									\$185,000	1STORY	SFR	3	2	N	N	2004	02/16/2020	0
11	218443	103S	502 Country Center									\$266,000	1STORY	SFR	3	2	N	N	2006	02/11/2020	54
12	218443	103S	502 Country Center									\$259,900	1STORY	SFR	3	2	N	N	2007	01/22/2020	45
13	218443	103S	502 Country Center									\$243,000	1STORY	SFR	3	2	N	N	2006	01/17/2020	42
14	218443	103S	502 Country Center									\$249,888	1STORY	SFR	3	2	N	N	2006	12/31/2019	80
15	218443	103S	502 Country Center									\$287,552	1STORY	SFR	3	3	N	N	2019	12/19/2019	24
16	218443	103S	502 Country Center									\$250,000	1STORY	SFR	3	2	N	N	2006		15
17	218443	103S	502 Country Center									\$254,900	1STORY	SFR	3	2	N	N	2007		0
18	218443	103S	502 Country Center									\$255,000	1STORY	SFR	3	2	N	N	2006		92
19	218443	103S	502 Country Center									\$283,400	1STORY	SFR	3	2	N	N	2008		184
20	218443	103S	502 Country Center									\$283,990	1STORY	SFR	3	2	N	N	2020		15
21	218443	103S	502 Country Center									\$299,000	1STORY	SFR	3	2	N	N	2010		84
22	218443	103S	502 Country Center									\$330,000	1STORY	SFR	3	3	N	N	2018		91
23	218443	103S	502 Country Center									\$225,000	1STORY	SFR	3	2	N	N	1998		7
24	218443	103S	502 Country Center									\$235,000	1STORY	SFR	3	2	N	N	1995		33

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