

Whateva Super Fund

Investment Summary Report

As at 30 June 2021

Investment	Units	Market Price	Market Value	Average Cost	Accounting Cost	Unrealised Gain/(Loss)	Gain/(Loss)%	Portfolio Weight%
<b>Cash/Bank Accounts</b>								
BOQ One Account		87,733.130000	87,733.13	87,733.13	87,733.13			5.71 %
			<b>87,733.13</b>		<b>87,733.13</b>			<b>5.71 %</b>
<b>Real Estate Properties (Australian - Non Residential)</b>								
68CHANNON N 68 Channon Street Gympie QLD 4570	1.00	1,450,000.000000	1,450,000.00	1,102,691.43	1,102,691.43	347,308.57	31.50 %	94.29 %
			<b>1,450,000.00</b>		<b>1,102,691.43</b>	<b>347,308.57</b>	<b>31.50 %</b>	<b>94.29 %</b>
			<b>1,537,733.13</b>		<b>1,190,424.56</b>	<b>347,308.57</b>	<b>29.18 %</b>	<b>100.00 %</b>

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January 31<sup>st</sup> 2022

Dear Matheesha Ranaweera

**RE: 68 CHANNON STREET, GYMPIE, QLD, 4570  
L3 RP57774 AREA 1,679 SQM**

Thank you for the opportunity to your inspect your property and provide you with an opinion of its current market value.

To establish the market value of your property, we take into account comparable properties which have recently sold and those that are currently for sale. We also consider amongst other things, the availability of finance for prospective buyers and current market conditions. Please see attached current market analysis which shows recently sold properties in Gympie that are similar to your own.

After carefully analysing previous sales and current properties for sale, the market indicates that your property would fall into a price range between \$1,400,000.00 and \$1,50,000.00.

\$1,450,000

Yours faithfully  
**CENTURY 21 PLATINUM AGENTS**

**Aleisha Dodt**  
**Licensed Real Estate Agent**

*We confirm that the person or persons for whom this opinion is prepared warrants that they shall not rely on the opinion of market worth to alter their financial position or to incur any financial obligations.  
Further, this opinion of market worth has been prepared solely for your information. Although every care has been taken in arriving at the figure, we stress that it is an opinion only and not to be taken as a sworn valuation.*

**CENTURY 21** Platinum Agents

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Billy Mitchell Pty Ltd ATF The BM Trust trading as CENTURY 21 Platinum Agents, ABN 77 904 295 937. Each office is independently owned and operated.