

Wednesday 15th May 2019

To whom it may concern:

**RE: Yidney Rocks Beachfront Units - Yidney Rocks - Fraser Island**

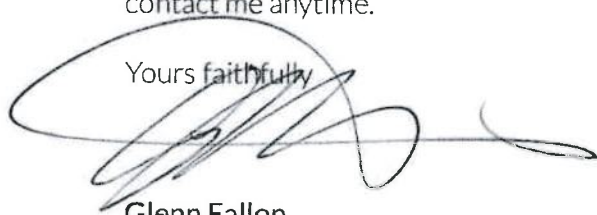
Thank you for the opportunity to appraise your property.

I believe that a price of \$1,600,000 could be achieved if the property was offered for sale under the prevailing market conditions that we are currently experiencing.

This appraisal is based on the most recent sales in the area and takes into account the capital growth experienced over the last twelve months.

If you have any further queries or require anymore information, please feel free to contact me anytime.

Yours faithfully



**Glenn Fallon**

Principal

07 4128 5000 | 0429 798 245

[glenn.fallon@raywhite.com](mailto:glenn.fallon@raywhite.com)

[raywhiteherveybay.com](http://raywhiteherveybay.com)

*Handwritten calculations:*

\$ 1,600,000	Val'n
+ 84,937	Cash
+ 1,545	GST
+ 31,551	Other N-C assets
(+ 87,978)	Liab's
(1,590,000)	Units
<hr/>	
2 ) 40055	
=	\$ 20027.50
	( 14251.35 )
	<hr/>
	\$ 5776.15
	← Rental reserve

**Disclaimer**

This is my opinion of Market Value and has been prepared solely for the information of the client. We stress that it is an opinion only and not to be taken as a sworn valuation.

**Ray White Hervey Bay**

350 Esplanade

Scarness QLD 4655

Sales

T 07 4128 5000

F 07 4124 7597

Rentals

T 07 4124 7777

F 07 4124 7666

[herveybay.qld@raywhite.com](mailto:herveybay.qld@raywhite.com)

This business is independently owned and operated by  
GC Fallon Pty Ltd.  
trading as Ray White Hervey Bay  
23 468 509 302

[www.raywhiteherveybay.com.au](http://www.raywhiteherveybay.com.au)

**YIDNEY ROCKS TRUST**  
**ABN 19 421 829 480**  
**Beneficiaries Profit Distribution Summary**  
**For the year ended 30 June 2018**

	2018	2017
	\$	\$
<b>Beneficiaries Share of Profit</b>		
- Kilby Retirement Fund	14,251.21	33,521.30
- Glenn David Weatherford	<u>14,251.21</u>	<u>33,521.29</u>
Total Profit	<u><u>28,502.42</u></u>	<u><u>67,042.59</u></u>

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The accompanying notes form part of these financial statements.

**YIDNEY ROCKS TRUST**  
**ABN 19 421 829 480**  
**Beneficiaries Profit Distribution Summary**  
**For the year ended 30 June 2018**

	2018 \$	2017 \$
<b>Kilby Retirement Fund</b>		
Opening Balance - Benef'y	33,521.44	19,032.63
Profit distribution for year	<u>14,251.21</u>	<u>33,521.30</u>
	47,772.65	52,553.93
Less:		
Physical distribution	<u>(33,521.30)</u>	<u>(19,032.49)</u>
	<u><u>14,251.35</u></u>	<u><u>33,521.44</u></u>
 <b>Glenn David Weatherford</b>		
Opening Balance - Benef'y	33,521.41	19,032.62
Profit distribution for year	<u>14,251.21</u>	<u>33,521.29</u>
	47,772.62	52,553.91
Less:		
Physical distribution	<u>(33,521.29)</u>	<u>(19,032.50)</u>
	<u><u>14,251.33</u></u>	<u><u>33,521.41</u></u>
 Total of beneficiary loans	<u><u>28,502.68</u></u>	<u><u>67,042.85</u></u>
 Total Beneficiary Funds	<u><u>28,502.68</u></u>	<u><u>67,042.85</u></u>

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