

Elsium Retirement Fund Superannuation Fund Asset Valuation												
Description	ASX Code	Purchase Date	Units Held	Cost per Unit	Stamp Duty & Brokerage	Total Cost	Market Value 30/06/18	Movement Buy/Sell	Unit Price 30/06/19	Market Value 30/06/19	Increase / (Decrease)	Code
1 Aweyle		8/08/2018	1			18,450.00	0.00		18,450.00	18,450.00	18,450.00	2701 / 0865
			1			18,450.00	0.00			18,450.00	18,450.00	
TOTAL CHANGE IN MARKET VALUE SHARES						18,450.00	0.00			18,450.00	18,450.00	
Units in Unit Trusts												
1 IOOF Multimix Growth Trust			86,084.4774			0.00	87,797.56		0.9594	82,589.45	(5,208.11)	2640.01 / 0880
DRP		1/07/2015	4,828.5543			5,223.53	4,924.64		0.9594	4,632.51	(292.13)	
DRP		1/01/2016	2,519.3150			2,736.48	2,569.45		0.9594	2,417.03	(152.42)	
Tax Deferred		30/06/2016	0.0000			(72.74)	0.00		0.9594	0.00	0.00	
DRP		1/07/2016	14,263.5894			13,534.72	14,547.43		0.9594	13,684.49	(862.94)	
DRP		1/01/2017	673.1620			678.48	686.56		0.9594	645.83	(40.73)	
Tax Deferred		30/06/2017	0.0000			(59.90)	0.00		0.9594	0.00	0.00	
DRP		1/07/2017	15,996.3117	0.9164		14,659.02	16,314.64		0.9594	15,346.86	(967.78)	
DRP		1/01/2018	1,462.3722	0.9780		1,430.20	1,491.47		0.9594	1,403.00	(88.47)	
Tax Deferred		30/06/2018	0.0000			(519.38)	0.00		0.9594	0.00	0.00	
DRP		1/07/2018	17,309.4195	0.8992		15,564.63	0.00	15,564.63	0.9594	16,606.66	1,042.03	
Withdrawal		26/07/2018	-10,996.2613			(10,000.00)	0.00	(10,000.00)	0.9594	(10,549.81)	(549.81)	
DRP		1/01/2019	1,141.8442			964.63	0.00	964.63	0.9594	1,095.49	130.86	
Tax Deferred		30/06/2019	0.0000			(622.05)	0.00	(622.05)	0.9594	0.00	622.05	
			133,282.7844			43,517.62	128,331.75			127,871.50	(6,367.46)	
TOTAL CHANGE IN MARKET VALUE UNIT TRUSTS											(6,367.46)	
Property												
1		29/03/2016	1.0000			470,000.00	470,000.00			450,000.00	(20,000.00)	2815.01 / 0890
392 StGeorges Rd Fitzroy North VIC		29/03/2016				691.75	0.00			0.00	0.00	
Water & Elec Connection Fee		29/03/2016				5,956.33	0.00			0.00	0.00	
Legals		29/03/2016				2,570.00	0.00			0.00	0.00	
Building Writeoff		30/06/2016				(2,214.00)	0.00			0.00	0.00	
Depreciation		30/06/2016				(1,481.00)	0.00			0.00	0.00	
Building Writeoff		30/06/2017				(5,750.00)	0.00			0.00	0.00	
Depreciation		30/06/2017				(5,862.00)	0.00			0.00	0.00	
Building Writeoff		30/06/2018				(5,750.00)	0.00			0.00	0.00	
Depreciation		30/06/2018				(4,548.00)	0.00			0.00	0.00	
Building Writeoff		30/06/2019				(5,750.00)	0.00	(5,750.00)		0.00	5,750.00	
Depreciation		30/06/2019				(3,618.00)	0.00	(3,618.00)		0.00	3,618.00	
			1.0000			444,245.08	470,000.00			450,000.00	(10,632.00)	
TOTAL CHANGE IN PROPERTY						487,762.70	598,331.75			577,871.50	(10,632.00)	
TOTAL CHANGE IN MARKET VALUE											(16,999.46)	



Tax Invoice

Date: 8/08/2018
Invoice Number: *00003746*

Purchaser Details

GRE Super Pty Ltd
C/- Garry Elsum
12 Kenthurst Court
Lilydale VIC 3104

Delivery Address: (if different)

GRE Super Pty Ltd
C/- Garry Elsum
12 Kenthurst Court
Lilydale VIC 3104

Tel: 0438 584 717

Qty	Artist	Artwork Type	Name of Work	Total (Inc GST)
1	Minnie Pwerle	Acrylic on Canvas	'Awelye' [MP_AA40402_122x93] Acrylic on Canvas, 122cm x 93cm Artist: Minnie Pwerle	\$18,250.00
1			Valuation	\$200.00

Rent Details (if applicable)	
Works subject to rent agreement?:	Yes
Rental Return:	8.30%
Rental Agreement:	2 years
Payment Start Date:	1/10/2018

Total	\$18,450.00
GST Component:	\$1,677.27
Balance Due:	\$0.00

How to pay

by credit card
To pay via MasterCard, VISA or American Express.

Credit Card No.
Expiry Date

I authorise Art Index Pty Ltd to charge the Purchase Price plus the credit card surcharge detailed, against my credit card.

by mail
Post your bank cheque or personal cheque to the address below

by electronic transfer
(Please send payment confirmation email)

Art Index Pty Ltd
BSB: 062-217
ACC: 10529127

Signed: _____

PLEASE NOTE
Payment Terms: STRICTLY 7 DAYS
 A Tax invoice will be issued on receipt of total payment.
 This Tax invoice comprises part of the terms & conditions of the Contract of Sale, but is to be read subject to the terms & conditions contained in the Rental Agreement.
 The information under the heading 'Rent details' is for informative purposes only.
 It has no operative effect in relation to, and forms no part of, any contractual arrangement.

Everest Risk Group Pty Limited
ABN 97 106 984 623

Suite 302, Level 3
210 George Street
Sydney, NSW, 2000
P 02 9241 1970
W www.everestrg.com.au
GRE Super Pty Ltd
C/- Garry Eslum
12 Kenthurst Court
Lilydale VIC 3104



Confirmation of Insurance

In connection with this insurance, Everest Risk Group Pty Ltd act as Insurance Advisers on behalf of the below named Insured. We confirm the below named insurers have issued a policy of insurance subject to their usual terms and conditions for this class of business unless otherwise indicated below.

The interest of other parties, e.g. lessors, principals, mortgagees etc. are protected by Sect 48 of the Insurance Contracts Act 1984. Nothing herein shall be construed to alter in any way the scope of the Contract between insurers and the insured. Should the abovementioned contract of insurance be cancelled, assigned or changed during the above policy period in such a manner to affect this document, no obligation to inform the holder of this certificate is accepted by Everest Risk Group Pty Ltd.

Insured	Art Index Pty Ltd
Type of Insurance	Fine Art Dealers Insurance Policy
Insurer	Catlin Australia Pty Ltd (100% underwritten by Syndicate# 2003 at Lloyd's of London) Level 19, 55 Clarence Street, Sydney NSW 2000 Australia
Policy Number	000001391424
Period of Insurance	31/08/2018 to 31/08/2019 4pm Local Standard Time
Specifically Noting	'Awelye' [MP_AA40402_122x93] Acrylic on Canvas, 122cm x 93cm Artist: Minnie Pwerle \$ 16,590.91 excluding gst Purchase Date: 8/08/2018 Location: Rear Building, 348 Kent Street, Sydney NSW – As per Owner Rental Agreement

It is noted that the Artwork is owned by – GRE Super Pty Ltd

Signed

Sean McDermott
Authorised Representative of Insurance Advisernet Australia Pty Limited
Authorised Representative No 447131
Date: 05/02/2019

Art INDEX

5th February 2019

GRE Super Pty Ltd
C/- Garry Eslum
12 Kenthurst Court
Lilydale VIC 3104

Dear Garry,

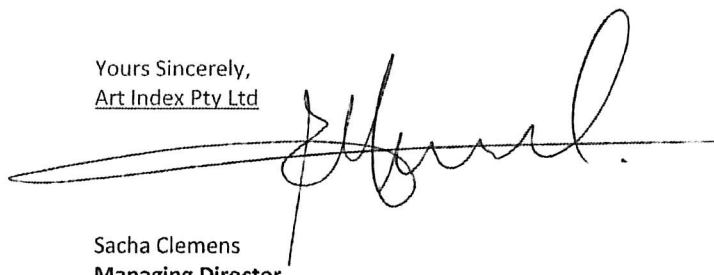
Please find below a current statement of artworks, which were purchased for GRE Super Pty Ltd from Art Index Pty Ltd.

<i>Rental Agreement</i>	<i>Rental Maturity (final Payment)</i>	<i>Date of Purchase</i>	<i>Title, Medium & Artist</i>	<i>Amount (inc GST)</i>	<i>Location of works</i>
00003746	1/09/2020	8/08/2018	'Awelye' [MP_AA40402_122x93] Acrylic on Canvas, 122cm x 93cm Artist: Minnie Pwerle	\$18,250.00	Rear Building, 348 Kent Street Sydney NSW – As per Owner Rental Agreement

Please be advised that as per Art Index Owner Rental Agreement, artworks held in storage on your behalf are comprehensively insured under Art Index's insurance policy number 000001391424 underwritten by Catlin Australia Pty Ltd and artworks subject to Art Index's individual Corporate Rental Agreements are comprehensively insured by our corporate clients. It is noted that GRE Super Pty Ltd is the beneficial owner.

Please feel free to contact me should you have any further queries.

Yours Sincerely,
Art Index Pty Ltd



Sacha Clemens
Managing Director



CERTIFICATE OF AUTHENTICITY

Artist: *Minnie Pwerle*

Title: _____
'Awelye'

Catalogue: _____
[MP_AA40402_122x93]

Medium: _____
Acrylic on Canvas

Dimensions: _____
122cm x 93cm

Date of purchase: _____
August 2018

This document certifies that the artwork purchased from Art Index Pty Ltd is unique, original and authentic. Art Index Pty Ltd prides itself on the supply of fine art with great investment potential and on providing clear honest transparent information for our clients. On behalf of Art Index, I wish to thank you for purchasing from us and we trust that you'll gain long term enjoyment and investment potential from your artwork.

Signature: _____


Date: 15.8.18

Print Name:  Sacha M Clemens



Insurance
Covered by Body Corporate

COVERAGE SUMMARY

Client: OC No. 732300F C/- State Owners Corp Po Box 8084 Brunswick East Vic 3057	Broker Contact Details: Broker: Daniel Ciric Phone: 03 8646 0257 Email: d.ciric@whitbread.com.au
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Policy Class:	Residential Units	Client reference:	WIB STR DD522
Policy No.:		Period of Insurance:	From: 11/03/2019 To: 11/03/2020

This summary is not a policy document and is only an outline of the coverage.
The terms, conditions and limitations of the Insurers policy shall prevail at all times.

Policy Type:	Axis Residential Strata Insurance	
Insured:	OC No. 732300F	
Situation:	392 - 394 St Georges Road, FITZROY NORTH, VIC, 3068	
Section 1	Property Insured	
	Building	\$22,560,000
	Common Area Contents	\$225,600
	Loss of Rent/Temp Accommodation	\$3,384,000
	Optional Covers	
	Floating Floors	NOT INSURED
	Loss of Lot/Unit Market Value	NOT INSURED
	Catastrophe Cover	NOT INSURED
Section 2	Public or Legal Liability	\$20,000,000
Section 3	Personal Accident	\$200,000/\$2,000
Section 4	Fidelity Guarantee	\$100,000
Section 5	Machinery Breakdown	\$25,000
Section 6	Office Bearers	\$1,000,000
Section 7	Government Audit Costs & Legal Expenses	Insured
	Audit Fees	\$25,000
	Appeal Expenses	\$100,000
	Legal Defence Expenses	\$50,000

**Excess**

Standard	\$500 each and every claim
Personal Accident	7 Day Waiting Period
Legal Defence	\$1,000 Each and every claim
Earthquake	\$250 Each and every claim

Insurer: Axis Underwriting Agencies Pty Ltd
51 090 508 142
Level 5/ 90 Collins Street
MELBOURNE VIC 3000

Proportion: 100 %

Commission: \$3830.94

Supporting Insurer: Lloyd's of London

Important Notices:**Policy Conditions and Exclusions**

Please refer to your Policy Document for full details of Policy Conditions and Exclusions

Insurance Brokers Code of Practice & External Disputes Resolution Service

Whitbread Insurance Brokers subscribe to the Insurance Brokers Code of Practice and the Australian Financial Complaints Authority (AFCA). AFCA administer an independent and free external dispute resolution service for our clients. Please visit www.whitbread.com.au or contact our office for further details.

G08/392 St Georges Road, FITZROY NORTH - Comparison Report

From: G&H Property Group info@gandhpropertygroup.com.au

To: garry.elsum@outlook.com

Date: Sunday, 8 December, 9:59 pm

8-392_St_Georges_Road_Fitzroy_North_VIC_3068 (1).pdf 1.7 MB

Hi Garry,

I hope you are well. Kyla asked me to send you a recent comparison report. Please see attached a comparison report showing properties that have recently sold within close proximity to yours.

Based on this I would estimate your property to sell somewhere around \$450,000 or a little less.

Please let me know if you'd like more information or discuss next steps,

Sincerely,

Gavin Zeitz

Director | Auctioneer

LREA - REIV Member

c. 03 8598 9334

m. 0408 277 114

info@gandhpropertygroup.com.au

www.gandhpropertygroup.com.au

St Kilda: 105/163 Inkerman Street, St Kilda VIC 3182

Head Office: 1/1 Queens Road, Melbourne VIC 3004

Mail: PO BOX 449 Elsternwick VIC 3185

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8/392 St Georges Road Fitzroy North VIC 3068






▶ SINGLE PROPERTY MAPPING






Aerial View

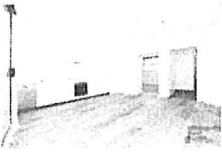











Cadastral View

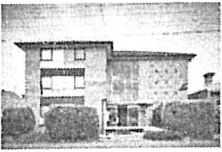




▶ SOLD PROPERTIES






	508/1 Brunswick Road Brunswick East VIC 3057		   	
	Sold Price:	\$380,000	Distance:	0.97km
	Sold Date:	6 May 2017		
	Category:	Unit		
	Lot Plan:	508/PS631304 BRUNSWICK EAST VIC		


	2/65 Nicholson Street Brunswick East VIC 3057		   	
	Sold Price:	\$445,000	Distance:	0.93km
	Sold Date:	10 Jan 2017		
	Category:	Unit: Standard		
	Lot Plan:			

	305/91-93 Nicholson Street Brunswick East VIC 3057		   	
	Sold Price:	\$360,000	Distance:	0.99km
	Sold Date:	27 Feb 2017		
	Category:	Unit: Standard		
	Lot Plan:	305/PS735342 BRUNSWICK EAST VIC		

	404/91-93 Nicholson Street Brunswick East VIC 3057		   	
	Sold Price:	\$410,000	Distance:	0.99km
	Sold Date:	20 Mar 2017		
	Category:	Unit: Standard		
	Lot Plan:	404/PS735342 BRUNSWICK EAST VIC		

	3/8 Bennett Street Fitzroy North VIC 3068		   	
	Sold Price:	\$360,000	Distance:	0.57km
	Sold Date:	4 May 2017		
	Category:	Unit: Standard		
	Lot Plan:	3/RP7035 FITZROY NORTH VIC		

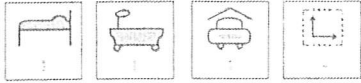

	6/12 Brennand Street Fitzroy North VIC 3068		   	
	Sold Price:	\$379,500	Distance:	0.87km
	Sold Date:	16 Jan 2017		
	Category:	Unit: Standard		
	Lot Plan:	6/LP78326 FITZROY NORTH VIC		



11/187 Mckean Street Fitzroy North VIC 3068

Sold Price: **\$387,000**
 Sold Date: **8 Apr 2017**
 Category: **Unit: Standard**
 Lot Plan: **11/RP630 FITZROY NORTH VIC**

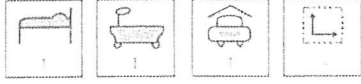
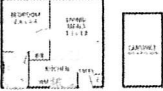
Distance: **1.00km**

7/110 Miller Street Fitzroy North VIC 3068

Sold Price: **\$330,000**
 Sold Date: **1 May 2017**
 Category: **Unit: Standard**
 Lot Plan: **7/RP488 FITZROY NORTH VIC**

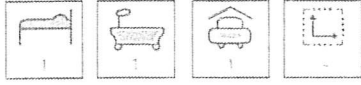

Distance: **0.48km**

21/210 Clarke Street Northcote VIC 3070

Sold Price: **\$306,500**
 Sold Date: **7 Feb 2017**
 Category: **Unit: Standard**
 Lot Plan: **21/RP19842 NORTHCOTE VIC**

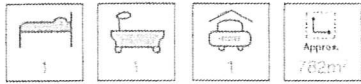

Distance: **1.00km**

4/54 Cunningham Street Northcote VIC 3070

Sold Price: **\$367,500**
 Sold Date: **12 Apr 2017**
 Category: **Unit: Standard**
 Lot Plan: **4/RP5484 NORTHCOTE VIC**

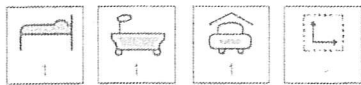

Distance: **0.99km**

204/26 Merri Parade Northcote VIC 3070

Sold Price: **\$387,000**
 Sold Date: **9 Mar 2017**
 Category: **Unit: Standard**
 Lot Plan: **204/PS646744 NORTHCOTE VIC**

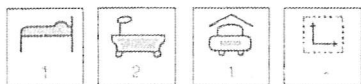
Distance: **0.18km**






2/66 St Georges Road Northcote VIC 3070






Sold Price: **\$375,000**
 Sold Date: **13 Apr 2017**
 Category: **House**
 Lot Plan: **G02/PS731960 NORTHCOTE VIC**






Distance: **0.40km**













► ON THE MARKET

	502/65 Nicholson Street Brunswick East VIC 3057	 1	 1	 1	
	Listing Price: \$445,000	Listing Type: Normal Sale			
	Listing Date: 16 Jun 2017	Distance: 0.93km			
	Agency: Reom				
Lot Plan:					

	205/91-93 Nicholson Street Brunswick East VIC 3057	 1	 1		
	Listing Price: \$355,000	Listing Type: Normal Sale			
	Listing Date: 7 Apr 2017	Distance: 0.99km			
	Agency: Property Au - Melbourne				
Lot Plan: 205/PS735342 BRUNSWICK EAST VIC					

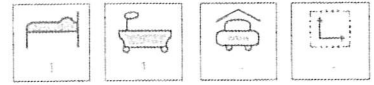
	1/22 Barkly Street Fitzroy North VIC 3068	 1	 1	 1	 Approx. 215m ²
	Listing Price: Between \$405,000 and \$425,000	Listing Type: Normal Sale			
	Listing Date: 7 May 2017	Distance: 0.81km			
	Agency: Purplebricks - Victoria				
Lot Plan: 1/TP694188 FITZROY NORTH VIC					

	2G/26 Merri Parade Northcote VIC 3070	 1	 1	 1	
	Listing Price: Price \$429,900	Listing Type: Normal Sale			
	Listing Date: 23 May 2017	Distance: 0.20km			
	Agency: McGrath - Northcote				
Lot Plan:					

	308/26 Merri Parade Northcote VIC 3070	 1	 1	 1	
	Listing Price: Private Sale \$460,000	Listing Type: Normal Sale			
	Listing Date: 24 Jun 2017	Distance: 0.18km			
	Agency: Nelson Alexander Real Estate - Ivanhoe				
Lot Plan: 308/PS646744 NORTHCOTE VIC					

▶ LET'S GET SOLD!

8/392 St Georges Road Fitzroy North VIC 3068



▶ ESTIMATED PRICE

Recommended Listing Price: \$430,000 - \$470,000

► DISCLAIMER

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► AREA PROFILE

The size of Fitzroy North is approximately 2 square kilometres. It has 9 parks covering nearly 10% of total area.

The population of Fitzroy North in 2006 was 11,069 people. By 2011 the population was 11,468 showing a population growth of 3% in the area during that time.

The predominant age group in Fitzroy North is 25-34 years.

Households in Fitzroy North are primarily couples with children and are likely to be repaying between \$1800 - \$2400 per month on mortgage repayments.

In general, people in Fitzroy North work in a Professional occupation.

In 2006, 47.8% of the homes in Fitzroy North were owner-occupied compared with 47.4% in 2011.

Currently the median sales price of houses in the area is \$1,365,500.

Median Sales Price					
	YEAR 2013	YEAR 2014	YEAR 2015	YEAR 2016	YEAR 2017
Period	Median Price	Median Price	Median Price	Median Price	Median Price
January	\$840,000	\$930,000	\$1,000,000	\$1,130,000	\$1,279,000
February	\$850,000	\$930,000	\$1,000,000	\$1,148,500	\$1,325,000
March	\$850,000	\$960,000	\$995,000	\$1,200,000	\$1,365,500
April	\$850,000	\$955,000	\$1,000,000	\$1,200,000	n/a
May	\$902,000	\$960,000	\$1,011,000	\$1,222,750	n/a
June	\$910,000	\$960,000	\$1,015,500	\$1,220,000	n/a
July	\$910,000	\$960,000	\$1,050,000	\$1,205,000	n/a
August	\$904,500	\$995,000	\$1,102,500	\$1,215,000	n/a
September	\$885,000	\$1,040,000	\$1,050,000	\$1,222,000	n/a
October	\$876,500	\$1,008,500	\$1,100,000	\$1,240,000	n/a
November	\$902,000	\$1,000,000	\$1,105,000	\$1,250,000	n/a
December	\$930,000	\$1,000,000	\$1,130,000	\$1,269,500	n/a

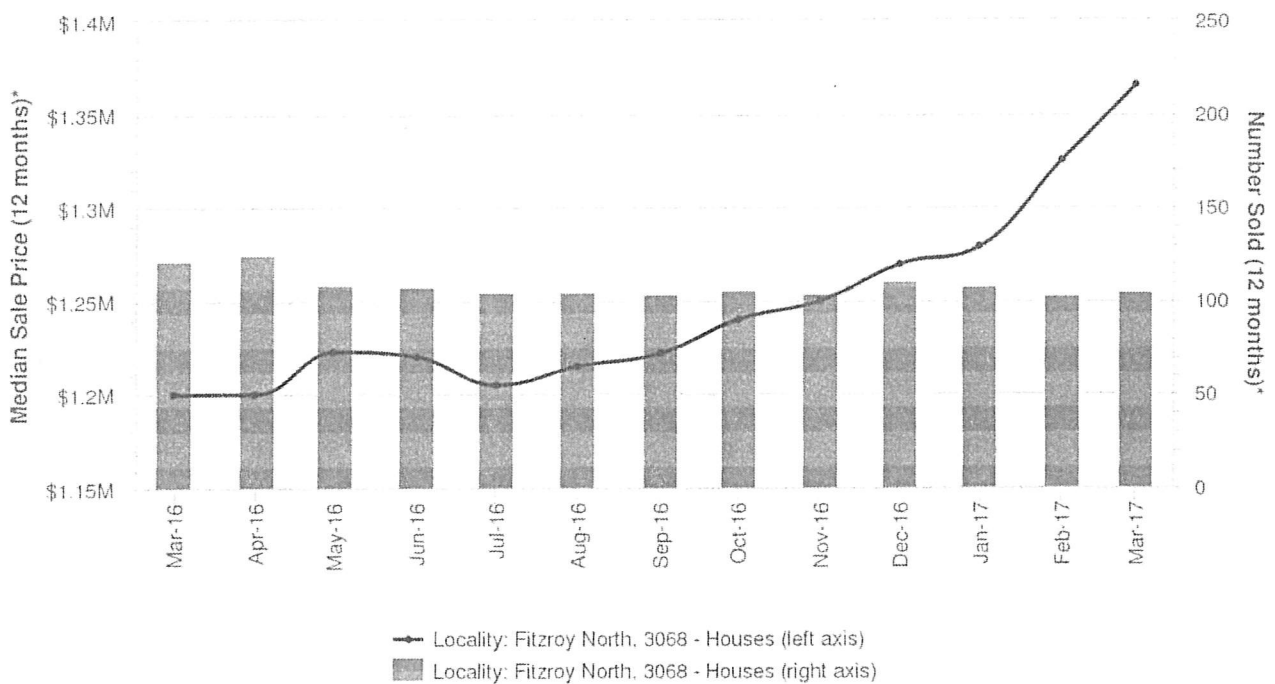
Statistics are calculated over a rolling 12 month period

Median Sales Price



*Statistics are calculated over a rolling 12 month period

Median Sales Price vs Number Sold



*Statistics are calculated over a rolling 12 month period

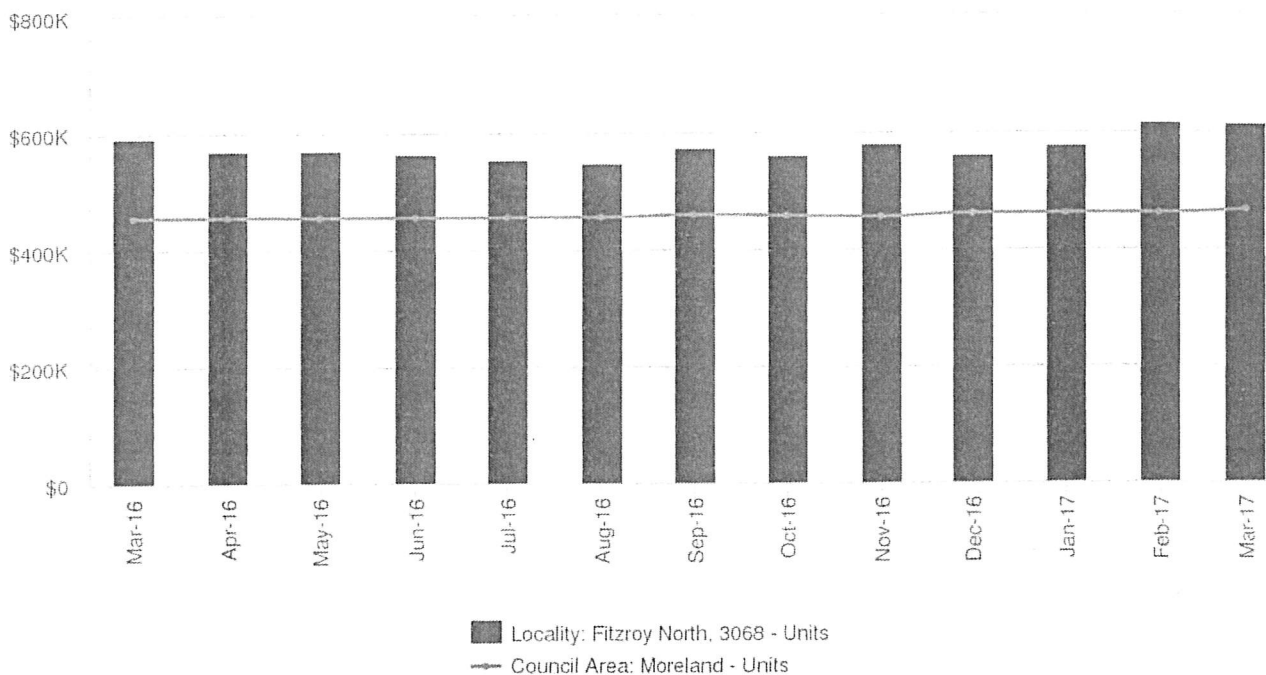
► RECENT MEDIAN SALE PRICES

Recent Median Sale Prices (Unit)

Period	FITZROY NORTH	MORELAND
	Median Price	Median Price
March 2017	\$611,500	\$465,000
February 2017	\$615,000	\$460,000
January 2017	\$578,750	\$460,000
December 2016	\$562,500	\$460,000
November 2016	\$581,500	\$455,000
October 2016	\$560,000	\$457,000
September 2016	\$573,000	\$459,000
August 2016	\$550,000	\$455,000
July 2016	\$555,000	\$455,000
June 2016	\$565,000	\$455,000
May 2016	\$570,000	\$454,500
April 2016	\$572,000	\$455,000

Statistics are calculated over a rolling 12 month period

Recent Median Sale Prices (Unit)



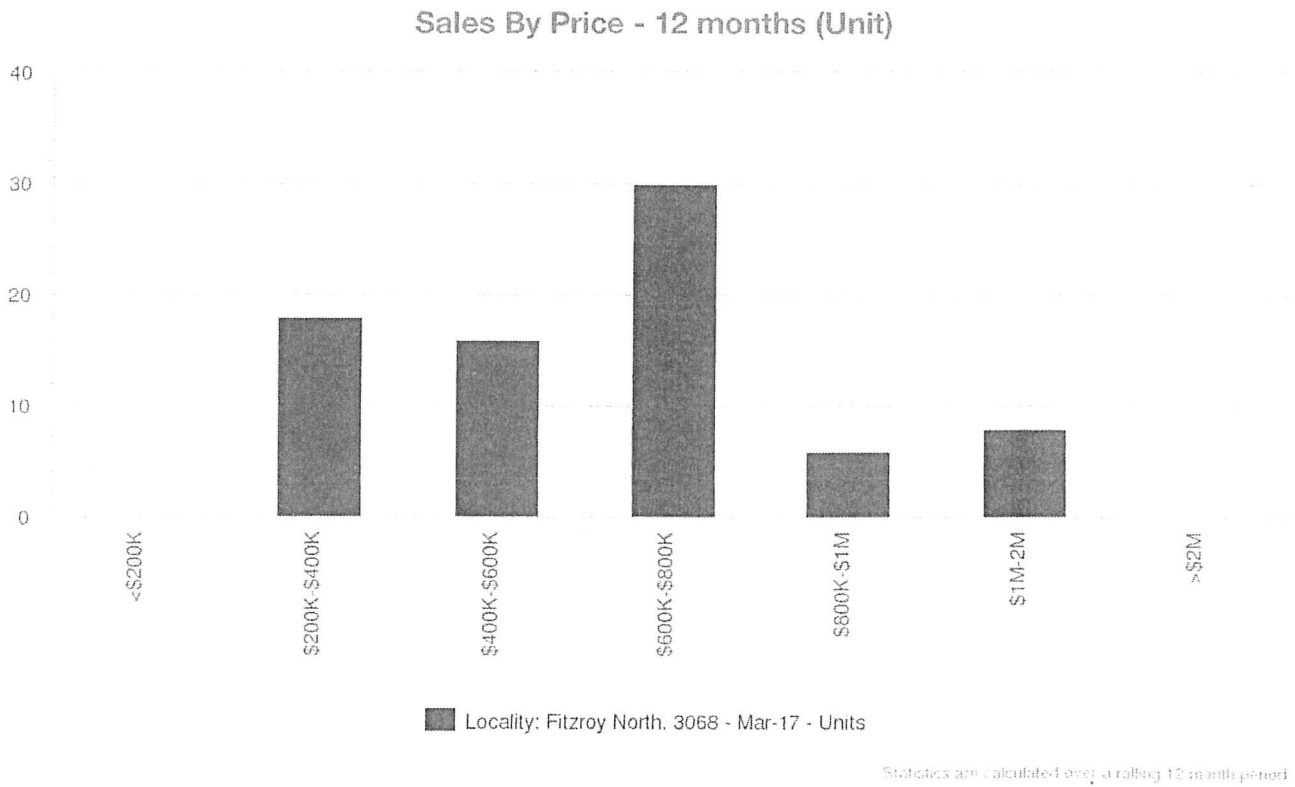
Statistics are calculated over a rolling 12 month period

► SALES BY PRICE

Sales By Price - 12 months (Unit)

Price	FITZROY NORTH Number
<\$200K	0
\$200K-\$400K	18
\$400K-\$600K	16
\$600K-\$800K	30
\$800K-\$1M	6
\$1M-\$2M	8
>\$2M	0

Statistics are calculated over a rolling 12 month period



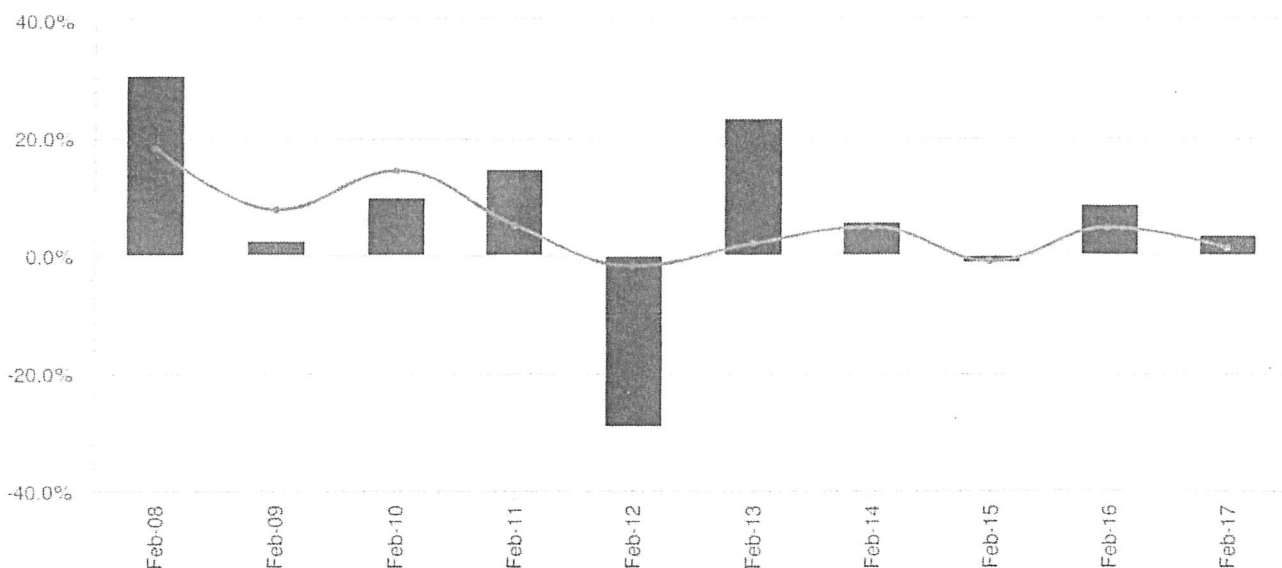
► CAPITAL GROWTH MEDIAN PRICES

Change in Median Price (Unit)

Period	FITZROY NORTH	MORELAND
	% Change	% Change
Dec 2016	-8.71%	4.6%
Dec 2015	12.23%	-0.91%
Dec 2014	0%	4.52%
Dec 2013	7.17%	1.2%
Dec 2012	10.94%	-1.19%
Dec 2011	-23.42%	6.33%
Dec 2010	20.6%	12.86%
Dec 2009	4.57%	8.53%
Dec 2008	4.17%	19.44%
Dec 2007	39.09%	5.88%

Statistics are calculated over a rolling 12 month period

Change in Median Price (Unit)



■ Locality: Fitzroy North, 3068 - Units
 — Council Area: Moreland - Units

Statistics are calculated over a rolling 12 month period