



Prices in the CBD can often send shockwaves through people's heart and their wallets, the current median prices in the CBD is \$1.2M. But with the right assets, equity and/or cash you can afford a property here.

The first thing to consider before thinking about buying a property is, do you want to live in it or use it as an investment tool.

For investors, history has shown us that they can get massive capital gains along with good yields on properties here in Sydney. Also, there are other CBD's in other areas that are also thriving. A good example of this would be Parramatta, where the population has been booming. By 2036, The population in Parramatta is forecasted to experience a 95.56% growth, at an annual average change of 2.72%.

In Estatopia, we provide you with a comprehensive market update, and think outside the box in order to get your ideal property. Our consultation service goes beyond just showing you our properties.

We also want to establish a relationship and help you reach your financial goals. *There are no properties that you cannot afford; only those you have not think of.* Take a look at some of our weekly exclusive projects, and come chat with us if you have any questions. Happy hunting!

"Look at market fluctuations as your friend rather than your enemy; profit from folly rather than participate in it" - Warren Buffet

How to minimize the risk and the tax bill by



According to the latest news in March, 400 small businesses will expect visits from the Australian Tax Office (ATO) this March. ATO will target at take away shops, hair salons, beauticians to target the problem of under declare of income associated with a cash economy.

Over the past few years, the ATO has enhanced and extended their data matching software. When the ATO processes tax returns, they cross-reference the information declared in the returns against records collected from other government organizations.

During the tax audit process, a professional and experienced accountant with an excellent command of tax regulations and can do attitude can make a fundamental difference between paying a hefty penalty or getting out of the audit with ease.

In our experience a "quick" audit takes around 28 days, worst case scenario it can take 3 to 4 years to completely resolve a complex audit. The process can involve face to face meetings with the ATO and requests for financial records for up to five years from the date of lodgement. The costs incurred can be significant (running into tens of thousands of dollars), even if all your lodgements are eventually proved to be correct. Hence audit insurance sometime can be helpful.

Sometimes a tax audit could be just a simple exercise in which ATO wants to clarify some information from the client. However, if it is not handled correctly, it could mean that the small issue will be blown out of proportion, leading to potential a large scale tax audit cost a significant amount of money and resource.

EndureGo had helped clients to reduce the tax bill including penalty and interest from \$90,000.00 to \$10,000.00. Please [CLICK HERE](#) to see a real example.

For Tax Audit, please contact Estatopia on info@estatopia.com.au and we will be more than happy to assist you further.

EXTRAORDINARY PROJECTS



PARK ONE – Macquarie Park
Starting from \$625,000



West Side Place – Melbourne
Starting from \$428,300

EXCLUSIVE RESALE



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