

EXAMPLE 13 (cont.): Completed worksheet based on Val's CGT event**CAPITAL GAIN OR CAPITAL LOSS WORKSHEET**

This worksheet helps you calculate a capital gain for each CGT asset or any other CGT event¹ using the indexation method², the discount method³ and the 'other' method. It also helps you calculate a capital loss.

CGT asset type or CGT event

Shares in companies listed on an Australian securities exchange⁴ ☐

Other shares⁵ ☐

Units in unit trusts listed on an Australian securities exchange⁶ ☐

Other units⁷ ☐

Real estate situated in Australia⁸ ☒

Other real estate⁹ ☐

Amount of capital gains from a trust¹⁰ ☐

Collectables¹¹ ☐

Other CGT assets and any other CGT events¹² ☐

Description of CGT asset or CGT event

Val's property at 15 Smith St, Oldtown

Date of acquisition

24/06/1991

Date of CGT event

15/10/2025

ELEMENTS OF THE COST BASE OR REDUCED COST BASE

	1	2	3	4	5	6	7
	Amount	Amounts to be deducted for cost base ¹⁶	Cost base (1 – 2)	Amounts to be deducted for reduced cost base ¹⁶	Reduced cost base (1 – 4)	Indexation factor ¹⁷	Cost base indexed (3 × 6)
Acquisition or purchase cost of the CGT asset ¹³	15,000 135,000	0 0	15,000 135,000	0 0		68.7 ÷ 59.0 = 1.164	17,460 157,140
Incidental costs to acquire the CGT asset	7,000	0	7,000	0		68.7 ÷ 59.3 = 1.159	8,113
Incidental costs that relate to the CGT event ¹⁴	5,500	0	5,500	0		1 (no indexation)	5,500
Costs of owning the CGT asset ¹⁵							
Capital expenditure to increase or preserve the asset's value or to install or move it							
Capital costs to establish, preserve or defend title to, or a right over, the CGT asset							
	Cost base unindexed		\$ 162,500				
			Reduced cost base¹⁶		\$		
			Cost base indexed				\$ 188,213

CAPITAL GAIN CALCULATION

Indexation method		Discount method		'Other' method (CGT asset held less than 12 months)	
Capital proceeds ¹⁸	\$ 350,000	Capital proceeds ¹⁸	\$ 350,000	Capital proceeds ¹⁸	\$
less: cost base indexed	\$ 188,213	less: cost base unindexed	\$ 162,500	less: cost base unindexed	\$
Capital gain (a)	\$ 161,787	Capital gain (b)*	\$ 187,500	Capital gain	\$

* In choosing between capital gain (a) or (b), remember that the CGT discount will not apply to (a) but it will reduce the amount of capital gain remaining after capital losses are deducted from (b).

CAPITAL LOSS CALCULATION

Capital loss	
Reduced cost base	\$
less: capital proceeds ¹⁸	\$
Capital loss¹⁹	\$

Group all of your worksheets according to the CGT asset or CGT event selected and transfer the capital gain and capital loss to **part 1** of the *CGT summary worksheet* (if required).