

Capital Gains Tax Calculation Spreadsheet

CGT Calculations Spreadsheet		
A.	Sale Price	\$
B.	Purchase Costs	
	Purchase Price of Asset	
	Stamp Duty Paid at Purchase	
	Capital Improvements	
	Other Purchase Costs	
	Other Property Cost Not Previously Claimed such as Land, Tax, Rates, etc.	
C.	Selling Costs	
	Advertising	
	Agents Commission	
	Legal Expenses	
	Auction Fee	
	Other Selling Expenses	
D.	Total Profit = A (less) B (less) C	
E.	Taxable Profit (D. Total Profit x 0.5)	
	(Assumed CGT Discount of 50% if Property Held For More than 12 Months)	
F.	Tax Liability (E + Taxable Income x Marginal Tax Rates)	

Important note: All costs included are costs that have not been claimed as part of a normal annual tax return i.e. items cannot be claimed twice.