

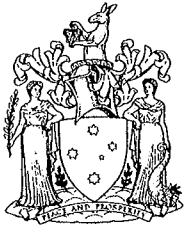
EAGER AND PARTNERS
CAPITAL GAINS TAX SUMMARY
(REAL PROPERTY)

Plan file

CLIENT NAME Medson Super Fund	YEAR ENDED	30.06.14
PREPARED BY AN	DATE PREPARED	13.11.14

ASSET	Residential Rental Proeprty
ADDRESS	28 Shady Gully Drive, Mallaoota

	Date	\$	\$
Proceeds			
Contract Price		0.00	
Net Proceeds			0.00
Cost Base			
Contract Purchase Price	24/09/2013	260,000.00	
Capital Allowances Recouped		0.00	
Improvements		0.00	
Acquisition Costs			
Legal/Conveyancing Costs		560.28	
Stamp Duty		10,670.00	
Titles		771.00	
		12,001.28	
Selling Costs			
Real Estate		0.00	
Legal/Conveyancing Costs		0.00	
Other (Detail)		0.00	
		0.00	
Holding Costs			
Borrowing Expenses		0.00	
Interest Paid		0.00	
Land Tax		0.00	
Rates - council, water, etc		0.00	
Other (Detail)		0.00	
		0.00	
Sale of P & E @ WDV		0.00	
Total Cost Base			272,001.28
Gross Capital Gain			-272,001.28
General Discount - 33%			-90,667.09
Net Capital Gain			-181,334.19



Volume 11179 Folio 138

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Produced 24/10/2013

09:03 hr

CERTIFICATE OF TITLE - VICTORIA

Under the Transfer of Land Act 1958

I certify that the registered proprietor is the proprietor of the estate and interest in the land subject to the encumbrances, caveats and notices described



REGISTRAR OF TITLES

LAND DESCRIPTION

Lot 15 on Plan of Subdivision 125941.
PARENT TITLE Volume 09309 Folio 618
Created by instrument AG937858J 22/12/2009

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
LEONARD KEITH MEDSON
SUSAN MAREE MEDSON both of 32 BRADY STREET MALLACOOTA VIC 3892
AK673868P 24/10/2013

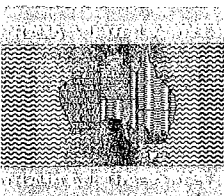
ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE LP125941 FOR FURTHER DETAILS AND BOUNDARIES

END OF CERTIFICATE



THIS CERTIFICATE CONTAINS INFORMATION CORRECT AT THE TIME OF PRINTING.
CURRENT INFORMATION SHOULD BE OBTAINED BY A SEARCH OF THE REGISTER.

772/001



sofrasolicitors

DATE: 25 OCTOBER 2013
 CLIENT: MR LEONARD MEDSON & MRS SUSAN MEDSON
 RE: PURCHASE FROM LAWSON
 PROPERTY: 28 SHADY GULLY DRIVE, MALLACOOTA

RECONCILIATION STATEMENT

BY: Total sale price (per attached Statement of Adjustment)		\$ 260,000.00 ✓
BY: Adjustments allowed by the Purchaser		\$ 961.86
TO: Deposit Paid	\$ 26,000.00	
TO: SETTLEMENT FUNDS:		
1. East Gippsland Shire Council	\$ 1,197.00	
2. East Gippsland Water	\$ 313.94	
3. KD Lawson & ME Lawson	\$ 233,450.92	
	\$ 260,961.86	\$ 260,961.86

TRUST ACCOUNT STATEMENT

BY: LK & SM Medson	\$ 100,000.00
BY: LK & SM Medson	\$ 100,000.00
BY: LK & SM Medson	\$ 46,402.86
TO: East Gippsland Shire Council	\$ (1,197.00)
TO: East Gippsland Water	\$ (313.94)
TO: KD & ME Lawson	\$ (233,450.92)
TO: State Revenue Office	\$ (10,670.00) ✓
TO: Land Titles Office	\$ (771.00) ✓
BY: Balance held in trust	\$ NIL

With Compliments,
SOFRA SOLICITORS
 Per:

Ric Sofra
 Ric Sofra
 E. & O.E.



sofrasolicitors

472/001

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Liability limited by a scheme approved under
 Professional Standards Legislation

Our Ref: PSS:SJV:316139
 Invoice No: 5166

18 October 2013

Mr Leonard Medson & Mrs Susan Medson
 PO Box 542
 MALLACOOTA VIC 3892

TAX INVOICE

**Your purchase from Lawson
 Property: 28 Shady Gully Road, Mallacoota**

PROFESSIONAL FEES

Date	Description	Amount	GST
	To our professional costs and charges of and incidental to attendances on you, uplifting instructions and advising in regard thereto; including perusing contract of sale of real estate and advising you of same; including drafting and engrossing transfer of land and attending you for signing; including attending to property searches; including drafting and engrossing statement of adjustments and forwarding same to the vendor's solicitor for their approval and cheque directions; including booking settlement with all parties; including arranging for settlement agents to attend on your behalf; including drafting and engrossing notice of acquisition and forwarding to the council, water authority and state revenue office; including arranging for Transfer to be stamped at the State Revenue Office; including arranging Transfer and Title to be lodged at the Land Titles Office; including all written correspondence and telephone attendances on Warren Graham & Murphy, vendor's solicitor; Mallacoota Real Estate and yourselves; including all miscellaneous attendances not elsewhere particularised including all the use of skill, care and responsibility.		
	Our Costs	\$1,050.00	\$105.00
	Less discount	-\$731.82	\$73.18
	Our Charge to You	Total \$318.18	\$31.82

DISBURSEMENTS

Date	Description	Amount	GST
19/09/13	VIC LANDATA - Certificate - Register Search Statement (Title) Volume 11179 Folio	\$13.36	\$1.34
19/09/13	VIC LANDATA - Enquiry - Land Tax Certificate State Revenue Office	\$21.46	\$2.15
19/09/13	VIC LANDATA - Enquiry - Vicroads Certificate VICROADS	\$22.96	\$2.30
19/09/13	VIC LANDATA - Enquiry - Land Information Certificate SHIRE OF EAST GIPPSLAND	\$26.66	\$2.67
19/09/13	VIC LANDATA - Enquiry - Water Information Statement EAST GIPPSLAND WATER	\$57.71	\$5.77
11/10/13	Superfast Legal Agents (VIC) - Stamping -	\$25.00	\$2.50

11/10/13 Superfast Legal Agents (VIC) - Lodging -
11/10/13 Final Search

\$17.73 \$1.77
\$6.27 \$0.63

Total \$191.15 \$19.13

Amount	+ GST	= BALANCE
\$509.33	\$50.95	\$560.28

LESS Payments Received	LESS Monies Held in Trust
\$0.00	\$0.00

BALANCE NOW DUE AND PAYABLE
\$560.28

With compliments
Sofra Solicitors



Ric Sofra

E. & O.E.

Unless this Account is paid within one (1) month of the date hereof, interest shall be charged at the Cash Rate Target, as fixed by the Reserve Bank of Australia, plus 2%.

YOUR RIGHTS IN RELATION TO LEGAL COSTS

The following avenues are available to you if you are not happy with this bill -

- requesting an itemised bill
- discussing your concerns with us
- having our costs assessed
- making a complaint to the Legal Services Commissioner
- applying to set aside our costs agreement

There may be other avenues available in your State or Territory (such as mediation).

Time limits apply to the avenues for resolving costs disputes.

For more information about your rights, please read the fact sheet titled *Your right to challenge legal costs*. You can ask us for a copy, or obtain it from the Legal Services Commissioner (or download it from their website).

Payment Options

This account may be paid by Direct Debit, Cheque, Credit Card or Cash.

To pay by Direct Debit, please deposit the Invoice Amount into our Trust Account as follows:-

Bank: National Australia Bank
Account Name: Sofra Solicitors Trust Account
BSB: 083-894
Account No: 58620 5598
Reference: PSS:SJV:316139

Paid 20/11/2013
From Super Fund