



Midland Settlements Pty Ltd

LICENSED REAL ESTATE CONVEYANCING AGENTS

Trading as
Midland Settlements
INDEPENDENT SETTLEMENT AGENT

A.C.N. 091 227 986 ABN 65 091 227 986

11 The Crescent, Midland 6056
Telephone: (08) 9250 1777
Fax: (08) 9274 1635
P.O. Box 1246, Midland WA 6936
Licensee: A Cooper
Licensed Settlement Agent No. 460
Email Address
info@midlandsettlements.com.au

6

FINAL STATEMENT

55355/YF

29th July 2008

Ms D Bailey ATF The Deborah Bailey Superannuation
Fund
306 Great Eastern Hwy
MIDLAND WA 6056

RE: UNIT 2/142 MORRISON ROAD MIDLAND

	Debit	Credit
Purchase Price	330,000.00 ✓ C/B	
Deposit paid		1,000.00
Settlement fees (\$1355.00 Discounted)	940.00 ✓ C/B	
Postage, Petties, Telephone, Fax	40.00*	} w/loss.
Land Titles Office Search Fees	45.00*	
Bank Cheque Fees	22.00*	
Land Tax Department - Enquiry Fee	36.30*	
Council Rates - Enquiry Fee	77.00*	
Water Corporation - Enquiry Fee	40.04*	
Landgate - Enquiry Fee	15.00*	
Registration fee on transfer document	158.00	
Stamp Duty - Offer & Acceptance Residential Concessional	9,975.00 ✓ C/B	
Termite Inspection Report	110.00 ✓ w/loss	
ADJUSTMENT OF 2008 - 2009 RATES & TAXES AS AT 15/08/2008		
COUNCIL RATES \$1,153.65 Your proportion 319/365 days	1,008.26 ✓	} w/loss.
WATER RATES \$679.80 Your proportion 319/365 days	594.13 ✓	
BALANCE REQUIRED FOR SETTLEMENT		342,060.73
	343,060.73	343,060.73

E & O E

81V
Exam - Midland
K686074



WESTERN



AUSTRALIA

REGISTER NUMBER 3/SP41056	
DUPLICATE EDITION 3	DATE DUPLICATE ISSUED 10/9/2008

DUPLICATE CERTIFICATE OF TITLE
UNDER THE TRANSFER OF LAND ACT 1893 AND THE
STRATA TITLES ACT 1985

VOLUME 2511 FOLIO 723

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

J. Roberts
REGISTRAR OF TITLES



LAND DESCRIPTION:

LOT 3 ON SURVEY-STRATA PLAN 41056
TOGETHER WITH A SHARE IN ANY COMMON PROPERTY AS SET OUT ON THE SURVEY-STRATA PLAN

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

DEBORAH ANNE BAILEY OF 306 GREAT EASTERN HIGHWAY, MIDLAND
(T K686074) REGISTERED 15 AUGUST 2008

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:
(SECOND SCHEDULE)

1. INTERESTS NOTIFIED ON THE SURVEY-STRATA PLAN AND ANY AMENDMENTS TO LOTS OR COMMON PROPERTY NOTIFIED THEREON BY VIRTUE OF THE PROVISIONS OF THE STRATA TITLES ACT NO.33 OF 1985 AS AMENDED.

Warning: A current search of the certificate of title held in electronic form should be obtained before dealing on this land.

-----END OF DUPLICATE CERTIFICATE OF TITLE-----

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: SP41056.
PREVIOUS TITLE: 1270-923.
PROPERTY STREET ADDRESS: 142 MORRISON RD, MIDLAND.
LOCAL GOVERNMENT AREA: CITY OF SWAN.

