

Your Ref:
Our Ref: CM.QM.2019 -1601
Contact: Christie Murphy

20 September 2019

Duy Mia Property Pty Ltd as trustee for Limitless NZT-48 Bare Trust

Dear Sir/Madam,

**Your Purchase from Thi Kim Nguyet Ngo
Property: 3/9 Bradfield Street, Leumeah**

We confirm that settlement took place on 12 September 2019.

Registration of transfer

The certificate of title for the property and the transfer were handed to Conveyonline.com.au on settlement and will be registered at the Land and Property Information office. Registration usually takes about a week and the certificate of title will be held by Conveyonline.com.au following registration.

Notices of sale

The Land and Property Information office will notify the council, the water authority and valuer general of the sale upon lodgement of the transfer for registration and in future, rate assessments and notice of valuation should be sent directly to you.

Settlement

The balance purchase money of \$224,856.50 was paid on settlement in accordance with the attached settlement adjustment sheet.

Strata

We have notified the strata manager that you are the new owner and accordingly they will issue future strata levies to you. It will be your responsibility to attend to the payment of the strata levies from 1 May 2017.

Insurance

The owners corporation insures the buildings and for public risk and therefore it is only necessary for you to insure your contents if you so choose.

Land tax

If you do not use your property as your residence then you should consider the land tax implications of this purchase as it will be your responsibility to file land tax returns, if required. If you need any advice about this please contact us. Please find **enclosed** copy of the front page of the contract for taxation purposes.

Thank you for your instructions.

Yours faithfully,



CHRISTIE MURPHY

Principal & Licensed Conveyancer

p: 02 8729 8217

e: convey@conveyonline.com.au

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SETTLEMENT ADJUSTMENT SHEET

**DUY MIA PROPERTY PTY LTD AS TRUSTEE FOR LIMITLESS NZT-48 BARE
TRUST PURCHASE FROM THI KIM NGUYET NGO
PROPERTY: 3/9 BRADFIELD STREET, LEUMEAH**

Settlement: 12 September 2019
Adjustments as at: 12 September 2019

	<u>Payable by Vendor</u>	<u>Payable by Purchaser</u>
Purchase Price		\$225,000.00
Less Deposit		
Balance		<u>\$225,000.00</u>
Vendor allows for Discharge of Mortgage	\$143.50	
Totals	\$143.50	\$225,000.00
Less Amount Payable By Vendor		\$143.50
AMOUNT DUE ON SETTLEMENT		<u>\$224,856.50</u>

Directions:-

PEXA		\$114.07
VietAust Lawyers		\$1,536.42
CBA \$54,816.98		
Vendor funds		\$168,389.03
Total		<u>\$224,856.50</u>



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12 September 2019

Duy Mia Property Pty Ltd as trustee for Limitless NZT-48 Bare Trust

Dear Sir/Madam,

**Your Purchase from Thi Kim Nguyet Ngo
Property: 3/9 Bradfield Street, Leumeah**

We are pleased to advise settlement of your purchase is scheduled to take place on 12 September 2019.

We enclose the settlement adjustment sheet and our account. We note that an adjustment of Council rates, Water rates and Strata levies were made between the parties. Please see **enclosed** Explanation sheet in relation to Settlement and Adjustments for your information.

Please note that total funds required to complete this purchase will be \$232,420.75 , which is made up of the following amounts:-

1. Balance purchase money \$224,856.50. Please see attached settlement sheet balance;
2. Our account \$796.18. Please note that we will draw a cheque on settlement for our invoice. Please **do not** make payment directly to our office; and
3. Stamp duty \$6,367.00;
4. PEXA fees \$114.07
5. Title Registration Fees \$287.00

We confirm that you have deposited a sum of \$233,000.00 into the PEXA account. We confirm that a sum of \$579.25 will be deposited back into you nominated account.

We recommend you make a final inspection of the property on the morning before the settlement, to ensure that the items which are to be included in the purchase are left on the property and that it is left in reasonable condition.

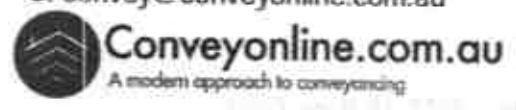
You should make arrangements with the agent to collect all necessary keys.

Please contact us in the event that you have any queries.

Yours faithfully,

CALL US ON 1300 CONVEY (266 839)

CHRISTIE MURPHY
Principal & Licensed Conveyancer
p: 02 8729 8217
e: convey@conveyonline.com.au



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