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Our Ref: MTG:CAR/0070/0006

25 January 2019

Mr R & Mrs E Carrion

EMAIL: ralph.carrion@hotmail.com

Dear Ralph and Eliazbeth

Re: Your purchase from McCracken Investments Pty Limited & Novera Pty Limited
Property: Lot 3301 Calderwood Valley, North Macquarie, NSW 2527

We refer to your purchase of the above property and confirm that settlement has been scheduled for 1 February 2019. We have completed our searches and enquiries concerning the property and are ready to complete your purchase. We **enclose**:

- (a) Settlement Statement.
- (b) Our tax invoice.

Some points to note in relation to these statements are:

- Upon settlement both Council and water rates have yet to be set. An amount has been deducted from the balance of purchase price to reflect the vendors share of these rates once rated.
- You will be liable for the next instalments of rates when they issue.

Settlement Funds

We will require the balance of purchase monies, being **\$228,659.27**, to be electronically transferred as cleared funds to our trust account before **31 January 2019** in order that settlement may proceed on the due date.

Our trust account details are as follows;

WOLLONGONG: 110-114 CROWN STREET WOLLONGONG NSW 2500 • PO BOX 105 WOLLONGONG NSW 2520
TELEPHONE: (02) **4228 8288** • FACSIMILE: (02) 4229 2164 • DX 27820 WOLLONGONG COURT
EMAIL: rmb@rmblawyers.com.au • WEB: www.rmblawyers.com.au

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