



C O N V E Y A N C I N G

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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 & Novero 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;

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