

Our Ref: EH:220199

3 June 2022

Mr P. A. Collins & Ms J. A. Edwards

Email: jackie.edwards.smsf@gmail.com

Dear Paul & Jacqueline

Your Purchase from Pagratis
Property: 1/15 Hill Street, Campsie NSW 2194

A. Settlement

Settlement of your purchase is scheduled to take place on Friday, 10 June 2022. We have made an appointment to settle at 12pm.

B. Settlement Statement

We enclose a Settlement Statement setting out the manner in which the balance of purchase money has been calculated. We also enclose a Transaction Statement which sets out all financial transactions relating to the purchase and the balance of purchase money required to be contributed by you at settlement.

C. Adjustment of Rates

Council rates have been paid in advance by the vendor and adjusted on a paid basis for the financial year ending 30 June 2022. You are allowing the vendor the sum of \$72.37 representing the period from the date of settlement to 30 June 2022.

Water rates have been paid in advance by the vendor and adjusted on a paid basis for the quarter ending 30 June 2022. You are allowing the vendor the sum of \$34.20 representing the period from the date of settlement to 30 June 2022.

Strata levies have been paid in advance by the vendor and adjusted on a paid basis for the quarter ending 30 June 2022. You are allowing the vendor the sum of \$153.85 representing the period from the date of settlement to 30 June 2022.

The rent is being paid in advance by the Tenant to 15 June 2022. The vendor is allowing you the sum of \$214.28 for the paid rent from settlement to 15 June 2022. The tenant will account to you following this date.

After settlement we will advise the various rating authorities and Owners Corporation of the change of ownership. All future rate notices will be forwarded to you at Unit 3/42a Bayswater Road, Rushcutters Bay.

D. Invoice for Our Fees & Reimbursable Expenses

We attach an invoice for our professional fees and any reimbursable expenses incurred on your behalf. From time to time, some reimbursable expenses are not billed to us prior to your settlement taking place. If this is the case, we will send you an invoice for these reimbursable expenses after settlement.

E. Funds Required to Settle

The total funds required for settlement are:

1.	Balance of purchase money (as per Settlement Statement)	\$	369,046.14
2.	Day Legal (\$2,692.87 less \$275.00)	\$	2,417.87
3.	Revenue NSW	\$	13,775.00
4.	PEXA electronic settlement fee	\$	117.92
5.	PEXA -NSW LRS registration & lodgement fees	\$	147.70
Total		\$	385,504.63

Settlement money will be drawn in the following manner:

1.	Funds held in the Day Legal Trust Account	\$	380,000.00
2.	Balance of funds to be EFT'd to Day Legal Trust account prior to settlement	\$	5,504.63
Total		\$	385,504.63

Please ensure that the sum of **\$5,504.63** is transferred to our Trust Account as soon as possible, so as to not delay settlement.

Our Trust account details are as follows:-

Bank: National Australia Bank
Address: 500 Oxford St, Bondi Junction
Account Name: Day Legal Pty Ltd Trust Account
BSB: 082 140
Account No: 192 723 413
Reference: 220199 Colins & Edwards

F. Pre-Settlement Inspection

If you have not done so already, please arrange a final inspection of the property with the selling agent a few days prior to settlement. The Property should be in substantially the same condition at Completion as it was at exchange. If it is not, please contact our office immediately. If we do not hear from you prior to settlement, we will assume your inspection was satisfactory and will proceed with settlement.

If you have any queries please do not hesitate to contact me by email at erin@daylegal.com

Kind Regards,
Day Legal



Erin Hitches
Licensed Conveyancer
erin@daylegal.com



Settlement Statement

1/15 Hill Street, Campsie 2194

Vendor: Stephanos Pagratis
Purchaser: Paul Anthony Collins & Jacqueline Ann Edwards
Settlement Date: 10/06/2022

	Vendor Allows	Purchaser Allows
Purchase Price		\$ 410,000.00
Less Deposit Paid		\$ 41,000.00
Balance		\$ 369,000.00
Council rates paid to financial year: 30-Jun-22		
\$1,320.68		
Purchaser allows 20 / 365 days		\$ 72.37
Water rates paid to quarter: 30-Jun-22		
\$155.60		
Purchaser allows 20 / 91 days		\$ 34.20
Strata levies paid to quarter: 30-Jun-22		
\$700.01		
Purchaser allows 20 / 91 days		\$ 153.85
Rent paid to: 15-Jun-22		
\$300 per week		
Vendor 5/7 days	\$ 214.28	
Sub-Total	\$ 214.28	\$ 369,260.42
Less amount payable by vendor		\$ 214.28
Balance of purchase money		\$ 369,046.14



Transaction Statement

1/15 Hill Street, Campsie 2194

Vendor: Stephanos Pagratis
Purchaser: Paul Anthony Collins & Jacqueline Ann Edwards
Settlement Date: 10/06/2022

	Debits	Credits
Purchase Price	\$ 410,000.00	
Deposit paid at exchange		\$ 41,000.00
Stamp duty payable by you	\$ 13,775.00	
Your share of Council Rates paid to: 30-Jun-22	\$ 72.37	
Your share of Water Rates paid to: 30-Jun-22	\$ 34.20	
Your share of Strata Levies paid to: 30-Jun-22	\$ 153.85	
Rent paid to: 15-Jun-22		\$ 214.28
PEXA - electronic settlement fees	\$ 117.92	
PEXA - NSW LRS registration & lodgement fees	\$ 147.70	
Day Legal Tax Invoice	\$ 2,692.87	
Credit for Tax Invoice (funds transferred from our trust account)		\$ 275.00
Funds received into Trust		\$ 380,000.00
Sub-Total	\$ 426,993.91	\$ 421,489.28
Sum required to be contributed by you		\$ 5,504.63
Total	\$ 426,993.91	\$ 426,993.91

Mr P. A. Collins & Ms J. A. Edwards Email: jackie.edwards.smsf@gmail.com	Date	27 May 2022
	Our Ref	EH:220199
	Invoice No	12448
	Terms	On settlement

TAX INVOICE

Your Purchase from Pagratis
Property: 1/15 Hill Street, Campsie NSW 2194

PROFESSIONAL FEES

Date	Description	Amount	GST
27/05/2022	Our agreed Professional Fees - \$1,990 + gst	\$1,990.00	\$199.00
		\$1,990.00	\$199.00

DISBURSEMENTS

Date	Description	Amount	GST
27/04/2022	PPSR: Organisation Grantor Search - ABN 31 799 545 775	\$16.50	\$1.45
12/05/2022	Verification of Identity: Remote - Jacqueline Ann Edwards	\$9.00	\$0.90
12/05/2022	Verification of Identity: SignIT via VOI - VOI Client Authority (Search fee).	\$2.50	\$0.25
12/05/2022	Verification of Identity: Remote - Paul Anthony Collins	\$9.00	\$0.90
12/05/2022	Verification of Identity: SignIT via VOI - VOI Client Authority (Search fee).	\$2.50	\$0.25
12/05/2022	s184 certificate	\$109.00	\$10.90
27/05/2022	InfoTrack: NSW Certificate (Scanned) - Canterbury City Council: Section 603 Certificate - Standard (Supplier fee).	\$85.00	
27/05/2022	InfoTrack: NSW Certificate (Scanned) - Canterbury City Council: Section 603 Certificate - Standard (Search fee).	\$61.82	\$6.18
27/05/2022	Sydney Water: Section 66 Certificate - Sydney Water: Section 66 Certificate - 1/SP22423 (Supplier fee).	\$7.33	
27/05/2022	Sydney Water: Section 66 Certificate - Sydney Water: Section 66 Certificate - 1/SP22423 (Search fee).	\$13.31	\$1.33
27/05/2022	Revenue NSW: EDR - Agreement for Sale of Land - 29/04/2022 (Search fee).	\$8.73	\$0.87
27/05/2022	Express Post Large (A4)	\$12.95	\$1.30
27/05/2022	File Management - Secure Retention and Destruction Service	\$84.00	\$8.40
27/05/2022	Photocopies 150 pages @ \$0.30 per page	\$45.00	\$4.50
		\$466.64	\$37.23

Amount	+ GST	- Payments Received	= BALANCE DUE
\$2,456.64	\$236.23	275.00	\$2,417.87

Payment Options

Direct Transfer

Day Legal Pty Ltd
BSB: 082 401
Account: 176 338 304