

SETTLEMENT
STATEMENT

6 October 2016

Our Ref: 215337

Your Ref:

Emerald Street Investments Pty Ltd
PO Box 232
NIDDRIE VIC 3042

Dear Sir/Madam

**Your purchase from Stars of the Universe Pty Ltd
248 Union Road, Ascot Vale**

We confirm that settlement took place on 4 October 2016.

Registration of transfer

The incoming mortgagee will attend to the stamping and registration of the transfer of land and will hold the certificate of title until such time as you discharge your loan.

Adjustments

We refer to statement of adjustments and settlement statement previously forwarded to you and note that council, water and owners corporation rates were adjusted as paid at settlement and your proportions for the current rating periods were added to the balance of the purchase price. All future rate notices will be forwarded to you direct by the relevant authorities.

If you have not already done so, you should ensure that you have taken out adequate insurance in relation to the property.

As this now completes your purchase, we take this opportunity to thank you for your instructions.

Costs

A copy of our invoice is attached which shows the amount paid by you for our costs and reimbursements.

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.

ELVIS JAFER B.COMM LL.B • URSULA SIMPSON LEGAL EXECUTIVE
56 PASCOE VALE RD MOONEE PONDS VIC 3039 • DX 32156 MOONEE PONDS

TEL: (03) 9375 7722 • FAX: (03) 9375 7733 • E-MAIL: info@jaflaw.com.au

ABN: 21 382 448 466

Liability limited by a scheme approved under the Professional Standards Legislation

Wills

Now that your conveyancing matter is complete, and if you haven't done so already, you may like to proceed with making wills and powers of attorney and guardianship. If so please make an early appointment.

Thank you for your instructions.

Yours faithfully
JAFER LAWYERS



Ursula Simpson
ursula@jafllaw.com.au

Encl.

JAFER LAWYERS

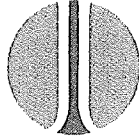
STATEMENT OF ACCOUNT

**Emerald Street Investments Pty Ltd purchase from Stars of the Universe Pty
Ltd**

Property: Shop 3/248 Union Road, Ascot Vale

Settlement as at 04/10/2016

To: Amount due on settlement (as per attached Statement adjustment sheet)		\$478,177.37
To: Our memorandum of costs & disbursements		\$1,270.50
By: Amount provided by your lender, National Australia Bank	\$479,447.87	
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	\$479,447.87	\$479,447.87
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JAFER
LAWYERS

TAX INVOICE

6 October 2016

Our Ref: US:JR:215337

Emerald Street Investments Pty Ltd
PO Box 232
NIDDRIE VIC 3042

Invoice number: 3220

Your purchase from Stars of the Universe Pty Ltd
Property: Shop 3/248 Union Road, Ascot Vale

Professional Fees	\$850.00
Disbursements	\$305.00
GST Included	<u>\$115.50</u>
Total Amount Due	<u>\$1,270.50</u>
Amount received at Settlement	<u>\$1,270.50</u>
Amount Due	<u>\$0.00</u>



www.rapidpay.com.au
Reference: 1401 5698 3359

Biller Code: 243683
Reference: 1401 5698 3359

Balance Due: \$0.00

To make a payment online visit www.rapidpay.com.au and enter your RapidPay reference number. If applicable a surcharge amount will be calculated at the time of making your payment.

To make a BPAY payment from your cheque or savings account contact your participating financial institution. Enter the biller code and your RapidPay reference number.

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Professional Fees

Description	Amount	GST	Amount (Inc GST)
To our professional costs of instructions to act on the above purchase and including all necessary attendances upon and correspondence with yourself, Vendors Solicitors, drafting and engrossing all necessary documents, perusing all relevant documents, arranging and attending settlement and accounting to you, costed in accordance with the Solicitors Remuneration Order:	\$850.00	\$85.00	\$935.00
	\$850.00	\$85.00	\$935.00

Disbursements

Description	Amount	GST	Amount (Inc GST)
Title Search	\$25.00	\$2.50	\$27.50
Rate & Planning Certificates	\$135.00	\$13.50	\$148.50
Settlement Fee	\$60.00	\$6.00	\$66.00
Faxes, photocopies, phone calls, DX fees	\$60.00	\$6.00	\$66.00
Scanning Fees	\$25.00	\$2.50	\$27.50
	\$305.00	\$30.50	\$335.50

Total Fees and Disbursements	\$1,155.00
GST Included	\$115.50
Total Amount Due	\$1,270.50
Amount received at Settlement	\$1,270.50
Amount Due	\$0.00

YOUR RIGHTS IN RELATION TO LEGAL COSTS

The following avenues are available to you if you are not happy with this bill –

- Requesting an itemised bill;
- Discussing your concerns with Elvis Jafer of our office;
- Having our costs assessed;
- Making a complaint to the Legal Services Commissioner;
- Applying to set aside our Costs Agreement.

There may be other avenues available in your State or Territory (such as mediation).

Time limits apply to the avenues for resolving costs disputes.

For more information about your rights, please read the fact sheet titled *Your right to challenge legal costs*. You can ask us for a copy, or obtain it from the Legal Services Commissioner (or download it from their website).

JAFER LAWYERS

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Note: The hard copy of your file will be destroyed fourteen (14) days after the completion of your matter and an electronic copy of your file will be retained for seven (7) years. Please instruct us in writing within seven (7) days if you do not wish this to occur.

**EMERALD STREET INVESTMENTS PTY LTD FROM STARS OF THE UNIVERSE PTY LTD
PROPERTY: SHOP 3/248 UNION ROAD, ASCOT VALE**

STATEMENT OF ADJUSTMENTS

DATE OF SETTLEMENT: 04/10/2016

	VENDOR	PURCHASER
Moonee Valley City Council - Rates, Charges & Levies		
\$1,927.95 Annually		
Paid to 30/06/2017		
Purchaser allows 269 days		1,420.87
City West Water \$270.86 /14 - Drainage \$19.35 Quarterly		
Paid to 31/12/2016		
Purchaser allows 88 days		18.51
City West Water \$135.28/14 - Parks & Gardens \$9.66 Annually		
Paid to 30/06/2017		
Purchaser allows 269 days		7.12
City West Water \$332.08/14 - Water Service Charge \$23.72		
Quarterly		
Paid to 31/12/2016		
Purchaser allows 88 days		22.69
City West Water \$446.84/14 - Sewerage Service Charge		
\$31.92 Quarterly		
Paid to 31/12/2016		
Purchaser allows 88 days		30.53
State Revenue Office - Land Tax \$861.02 Annually		
Paid to 31/12/2016		
Purchaser allows 88 days		207.02
Owners Corporation PS729498X - Owners Corporation Fees		
\$1,020.00 from 01/09/2016		
Paid to 31/12/2016		
Purchaser allows 88 days		735.74
City West Water - Water Usage Charge from 00/00/00 to 04/10/2016 at \$0.00 per day charge		
City West Water - Sewerage Disposal Charge from 00/00/00 to 04/10/2016 at \$0.00 per day charge		
Electricity Connection Fee		608.49
Owners Corporation Special Levy		239.00
REGISTRATION FEES		
Discharge of 1 mortgage @ \$112.60	112.60	
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	\$112.60	\$3,289.97
Less Vendor's Proportion		112.60
PURCHASER TO PAY VENDOR		<hr/> <hr/>
		\$3,177.37

EMERALD STREET INVESTMENTS PTY LTD FROM STARS OF THE UNIVERSE PTY LTD
PROPERTY: SHOP 3/248 UNION ROAD, ASCOT VALE

SETTLEMENT STATEMENT

Purchase Price:	500,000.00
Less Deposit Paid:	25,000.00
Balance:	475,000.00
Plus adjustments:	3,177.37
BALANCE DUE TO VENDOR:	\$478,177.37

SETTLEMENT CHEQUES

Weda Partners	8,250.00
Jafer Lawyers	1,094.50
Moonee Valley City Council	1,927.95
Owners Corporation PS72998X	1,020.00
NAB on a/c Stars of the Universe Pty Ltd	465,884.92
TOTAL CHEQUES:	\$478,177.37

Prepared on: **6 October 2016**
By: **JAFER LAWYERS**
Our Ref: **US:LL:215337**
E. & O. E.