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The McLean Superannuation Fund ABN 50 663 507 575  
Ledger Entries Report for the year ending 30 June, 2017

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14/08/2018  
15:02

Date	Trans No	Chq/Rec	Description	Code	Debit	Credit	Total
<b>Account number 2800 - Freehold land - at cost 248 Union Rd</b>							
04/10/2016	000000009	J	per settlement statement		500,000.00	✓ <i>lost per settlement</i> 500,000.00	500,000.00
04/10/2016	000000009	J	per settlement statement - legals		1,270.50	<i>legals</i> "	501,270.50
30/06/2017	000000006	J	per bank statement a/c 3813 - s/duty ref			7,146.00 <i>REPAYNA</i>	494,124.50 <i>stamp duty</i>
30/06/2017	000000007	J	per bank statement a/c 3813		25,070.00	<i>stamp duty</i>	519,194.50
30/06/2017	000000007	J	per bank statement a/c 3813 - reg fee		1,263.00	<i>REG FEE TIS</i> 520,457.50 ✓	<i>LAND</i>
Total					527,603.50	7,146.00	



## 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	\$115.50
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](http://www.rapidpay.com.au)  
Reference: 1401 5698 3359

Billor Code: 243683  
Reference: 1401 5698 3359

Balance Due: \$0.00

To make a payment online visit [www.rapidpay.com.au](http://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.

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](mailto:info@jaflaw.com.au)

ABN: 21 382 448 466

Liability limited by a scheme approved under the Professional Standards Legislation



**NAB Business Everyday Account**

For further information call 13 22 65 for Personal Accounts or 13 10 12 for Business Accounts.

**Account Balance Summary**

Opening balance	\$0.00
Total credits	\$200,178.25
Total debits	\$200,120.63
<b>Closing balance</b>	<b>\$57.62 Cr</b>

**Statement starts 26 September 2016**  
**Statement ends 16 December 2016**

023/001243



THE SECRETARY  
 MCLEAN SF PTY LTD  
 PO BOX 232  
 NIDDRIE VIC 3042

**Outlet Details**

Thomastown - Settlement Road  
 266-268 Settlement Rd, Thomastown VIC 3074

**Lending Investment & Insurance Enquiries**

Banker Christiaan Cooke  
 Telephone number (03) 9409 2610

**Account Details**

MCLEAN SF PTY LTD AS TRUSTEE FOR THE MCLEAN  
 SUPERANNUATION FUND  
 BUSINESS EVERYDAY AC

BSB number 083-363  
 Account number 87-848-3813

**Transaction Details**

Date	Particulars	Debits	Credits	Balance
26 Sep 2016	Account Opened			0.00
3 Oct 2016	Chq Bk 083363 878483813 Mailed With Srl Nos. 000001- 000030			0.00
4 Oct 2016	From 3376-148265435 Mclean Super Fund.....		161,239.96	161,239.96 Cr
5 Oct 2016	Transfer To Allow For Fees and Charges.....		31,792.09	
	Title Search Fee.....	9.89		
	Loan Application Fee.....	1,925.00		
	Commercial Valuation Fee.....	220.00		
	Balance Required For Settlement.....	161,239.96		
	Bank Stamping Of Documents Fee.....	150.00		
	Company Search Fee.....	40.00		
	Bank Title Search Fee.....	40.00		
	Settlement Fee.....	200.00		
	Perusal Of Trust Deed Fee.....	2,499.00		
	Registration Fee-Mortgage.....	112.60		
	Stamp Duty-Bank Registration Fee.....	150.00		
	Stamp Duty On Transfer.....	25,070.00		
	Discharge Of Mortgage Fee.....	112.60		
	Registration Fee - Transfer Of Land.....	1,263.00		0.00
31 Oct 2016	TRANSACTION SUMMARY	QUANTITY	U/COST	FEE
	Over The Counter Cr	2	\$0.00	\$0.00
	Over The Counter Dr	6	\$0.00	\$0.00
	Paper Dr	1	\$0.00	\$0.00
	<b>Transaction Fees</b>			<b>\$0.00</b>
	<b>Flat Monthly Fee</b>			<b>\$10.00</b>
	<b>Total Fees Charged</b>			<b>\$10.00</b>
	Account Fees.....		10.00	
	To Account 083-363 2 4-156-4413.....		1,945.00	1,955.00 Dr
1 Nov 2016	Interest Charged			
	From A/C 24-156-4413.....		1,457.63	3,412.63 Dr
24 Nov 2016	Refund Of Stamp Duty On Transfer Of Land.....		7,146.00	3,733.37 Cr
30 Nov 2016	TRANSACTION SUMMARY	QUANTITY	U/COST	FEE
	Carried forward			3,733.37 Cr

**Transaction Details (continued)**

Date	Particulars	Debits	Credits	Balance
	Brought forward			3,733.37 Cr
	Over The Counter Cr	1 \$0.00	\$0.00	
	Paper Dr	1 \$0.00	\$0.00	
	<b>Transaction Fees</b>		<b>\$0.00</b>	
	<b>Flat Monthly Fee</b>		<b>\$10.00</b>	
	<b>Total Fees Charged</b>		<b>\$10.00</b>	
	Interest Charged .....	36.07		
	Account Fees .....	10.00		
	Service Fee			
	From A/C 24-156-4413 .....	70.00		
	To Account 083-363 2 4-156-4413 .....	1,945.00		1,672.30 Cr
1 Dec 2016	Interest Charged			
	From A/C 24-156-4413 .....	1,614.88		57.42 Cr
2 Dec 2016	Fee Refund .....		0.20	57.62 Cr

Duplicate

**Summary of Government Charges**

	From 1 July to date	Last year to 30 June
<b>Government</b>		
Withholding tax	\$0.00	\$0.00
Bank Account Debit (BAD) tax	\$0.00	\$0.00
Bank Accounts Debits (BAD) Tax or State Debits Duty has been abolished for all states & territories effective 1/7/2005. Any amount shown on this statement applies to debits processed on or before 30/06/2005.		
For further information on any applicable rebates, fees or government charges, please refer to the NAB's "A Guide to Fees & Charges" booklet. Please retain this statement for taxation purposes		

**Explanatory Notes**

*Please check all entries and report any apparent error or possible unauthorised transaction immediately.*  
*We may subsequently adjust debits and credits, which may result in a change to your account balance to accurately reflect the obligations between us.*  
*For information on resolving problems or disputes, contact us on 1800 152 015, or ask at any NAB branch.*

351/72/01/M001243/S002421/1004842

EMERALD STREET INVESTMENTS PTY LTD FROM START OF THE FINANCIAL YEAR  
PROPERTY: SHOP 3/248 UNION ROAD, ASCOT VALE

**SETTLEMENT STATEMENT**

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

**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	<u>465,884.92</u>
<b>TOTAL CHEQUES:</b>	<u><u>\$478,177.37</u></u>

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