



(08) 9240 2789 • 0438 112 434
 (08) 6210 1132
 www.mosaicsettlements.com.au
 PO Box 723, Balcatta WA 6914
 Stirling Business Centre
 45 Delawney Street, Balcatta WA 6021
Our ref: 2019/0208

4 September 2019

FINAL STATEMENT

**PURCHASE OF 22B ELLESMERE CIRCUIT, SUCCESS
 MICHAEL L HUGHES PTY LTD ATF THE MICHAEL LLOYD HUGHES SMSF**

| | Debit | Credit |
|--|---------------------|---------------------|
| Purchase Price | 392,000.00 | |
| Deposit Paid | | 1,000.00 |
| Transfer Duty on the Contract (Residential) | 12,635.00 | |
| Costs & Disbursements (see attached Tax Invoice) | 1,484.14 | |
| Registration of the Transfer | 244.70 | |
| Mortgage Loan/funds from Liberty Financial | | 312,880.70 |
| Stewart Title - Title Insurance Policy | 399.30 | |
| Funds paid by you prior to settlement | | 94,333.82 |
| ADJUSTMENT OF RATES/TAXES AS AT 23-08-2019 | | |
| Water Corp 01-07-2019 to 31-08-2019 Rates \$199.77 Your share 8/ 62 days \$25.78 Balance due | 25.78 | |
| City of Cockburn 2019/2020 Rates \$1,629.65 Your share 312 days \$1,389.21 Balance due | 1,389.21 | |
| Land Tax 2019/2020 Not Applicable | | |
| Strata Levies Nil Adjustment | | |
| Balance due to you after settlement | 36.39 | |
| E & O E | \$408,214.52 | \$408,214.52 |





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23 August 2019

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The Manager
Michael L Hughes Pty Ltd Atf The Michael Lloyd Hughes Smsf
22 Watson Road
BEELIAR WA 6164

TAX INVOICE (ABN: 57619255195)

PURCHASE OF 22B ELLESMERE CIRCUIT, SUCCESS
MICHAEL L HUGHES PTY LTD ATF THE MICHAEL LLOYD HUGHES SMSF

| Description | Price | GST | Total |
|------------------------------------|------------|----------|------------|
| Costs & Fees | | | |
| Settlement Fee (incl GST) | 900.00 | 90.00 | 990.00 |
| Enquiry Fees | | | |
| Landgate Enquiry Processing Fee | 19.94 | 1.99 | 21.93 |
| Water Corporation Rate Enquiry Fee | 45.13 | 4.51 | 49.64 |
| Council Orders & Requisitions | 103.00 | 10.30 | 113.30 |
| Land Tax Enquiry Fee | 50.35 | 5.04 | 55.39 |
| Disbursements | | | |
| Landgate Title Search Fees | 77.10 | 7.71 | 84.81 |
| Postage, Petties, Telephone, Fax | 30.00 | 3.00 | 33.00 |
| PEXA Fee | 103.70 | 10.37 | 114.07 |
| Privacy & Compliance Fee | 20.00 | 2.00 | 22.00 |
| <hr/> | | | |
| Totals | \$1,349.22 | \$134.92 | \$1,484.14 |

TOTAL INCLUDING GST: \$1,484.14

