



ABN 49 160 054 786

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9 August 2021

The Director/s
Bellrus Borrowing Pty Ltd A.C.N. 168 951 951
as Trustee
125a Leach Highway
WILSON WA 6107

Dear Sir/Madam

Your Sale to Jones
Property: 13 Woodlight Street, Mango Hill

We refer to the above matter and in particular to our previous correspondence in regard to same.

We confirm that settlement of this matter took place on 3 August 2021 and we enclose herewith a copy of our final settlement statement with a full breakdown of all adjustments and payments made on your behalf on completion for your records.

Settlement money

As settlement was electronic, all settlement monies were transferred to nominated accounts as per our settlement statement and surplus settlement monies were transferred to your account as per the details provided on the Confirmation of Instructions.

As instructed, we provided St George Bank with an amount of \$336,609.68 to repay your home loan in regard to this property. Your bank will provide you with a final statement showing all money received and paid together with all fees and charges applied to your loan on settlement. If you have any questions relating to this statement, we recommend that you contact your bank directly for assistance.

Further, we confirm based on the instructions on your Confirmation of Instructions the balance of settlement funds in the sum of \$324,598.36 were deposited to your Macquarie Bank account after settlement was completed.

Adjustments

We confirm that the rates for the current financial period (1 July 2021 – 30 September 2021) together with all arrears and interests were paid by you on settlement from the sale proceeds. An adjustment has been made in your favour on settlement for the period that the buyer is in possession of the property. As a result of this adjustment the Buyer is now responsible for all future rates notice when they issue.

We note that a cheque was drawn to Unity Water in the sum of \$425.79 to finalise all of your water and sewerage charges (including consumption) up to and including the date of settlement. As a result of this payment on settlement the Buyer will be responsible for all future water charges when they issue.

Notification of sale

The transfers will be lodged by the buyer's solicitors at the titles office who will in turn notify the local authority and future rate assessments and notices of valuation will be sent to the buyer.

Deposit and payment of the agent's commission

We advise that the agent held a deposit of \$7,000 in their trust account pending settlement. We confirm that a further amount of \$9,702.95 was drawn at settlement and paid to the agent on your behalf to finalise your outstanding tax invoice.

Insurance

As you will appreciate the insurance on the property can now be cancelled and a refund of part of the premium requested.

Utilities

If you have not done so already, please make immediate arrangements for the disconnection of utilities if need (ie, electricity, gas, telephone).

Taxes

If capital gains tax applies to the sale then the relevant date of the sale is the date of exchange, which was 4 July 2021.

If the sale was a taxable supply and goods and services tax payable then the details of this transaction must be included in your activity statement for the current tax period and any GST payable paid. Again if applicable a tax invoice was given to the buyer on settlement.

We take this opportunity to thank you for your instructions and enclose our paid tax invoice. We look forward to being of assistance in the future.

Yours faithfully

Stellar Conveyancing

Per: 

SETTLEMENT STATEMENT



MATTER NO: RR:211837

BELLRUS BORROWING PTY LTD A.C.N. 168 951 951 TRUSTEE UNDER INSTRUMENT 716087445 SALE
TO JONES
PROPERTY: 13 WOODLIGHT STREET, MANGO HILL

Settlement Date: 3 August 2021
Adjustment Date: 3 August 2021
Contract Date: 4 July 2021
Settlement Place: Electronic Settlement
Settlement Time: 2:30pm

Contract Price	\$680,000.00
Less Deposit	<u>\$7,000.00</u>
	\$673,000.00
Less Release of Mortgage Fee	<u>\$197.00</u>
	\$672,803.00
Plus Rates (adjusted as paid for 1/07/2021 to 30/09/2021) \$469.70 x 58 days	
92 days	\$296.12
An amount of \$459.72 to be drawn for arrears and interest	
BALANCE AT SETTLEMENT	<u>\$673,099.12</u>

CHEQUE DETAILS

1. Moreton Bay Regional Council	\$929.42
2. UnityWater	\$425.79
3. Stellar Conveyancing	\$715.00
4. Seller Pexa Settlement fee	\$117.92
5. NVRE Agents	\$9,702.95
6. St George Bank	\$336,609.68
7. Bellrus Borrowing Pty Ltd	<u>\$324,598.36</u>
CHEQUES TOTAL	<u>\$673,099.12</u>

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ABN: 49 160 054 786

Bellrus Borrowing Pty Ltd A.C.N. 168 951 951 Trustee
Under Instrument 716087445
125a Leach Highway
Wilson WA 6107

Tax Invoice

Invoice Number	6894
Invoice Date	03/08/2021
Payment Due On	03/08/2021
Amount Due	\$0.00

211837 - Bellrus Borrowing Pty Ltd A.C.N. 168 951 951 Trustee Under Instrument 716087445 - Sale

13 Woodlight Street, Mango Hill QLD | 50954392 | Lot 332 on SP 264583

Fees

Date	Subject	Amount	GST	Total
03/08/2021	To our professional costs of and incidental to obtaining instructions, acting on your behalf in relation to your sale, perusal of transfer documents, attending to settlement arrangements, telephone attendances and correspondence with parties and attending to all matters usual and necessary to complete this transaction on your behalf.	\$600.00	\$60.00	\$660.00
03/08/2021	Sundries including stationery, postage, telephone, facsimile and other incidentals	\$50.00	\$5.00	\$55.00
		\$650.00	\$65.00	\$715.00

Subtotal	\$650.00
GST	\$65.00
Total	\$715.00
Payments	-\$715.00
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Total Balance Due	\$0.00

Payment Summary

Date	Note	Paid By	Source	Amount
03/08/2021		ANZ Bank eConveyancing Settlement Account	Bank Transfer	\$715.00

If unpaid, please pay within 7 days:

Stellar Conveyancing Pty Ltd

ANZ Bank Noosaville

BSB 014311

Acc 265482818

Ref: Please use file number or invoice number

Form 2

Legal Profession Act 2007 (s 331(3))

FORM OF NOTIFICATION OF CLIENT'S RIGHTS ***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 us
- having our costs assessed
- applying to set aside our costs agreement

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

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 your local law society or law institute (or download it from their website)