



ABN 49 160 054 786

Tel 1300 51 61 71 Fax 1300 52 62 72

Email enquiries@stellarconveyancing.com.au

All mail to central office:

PO Box 1370 Noosaville BC, Qld 4566

Head Office CB01 Noosa Civic

Eenie Creek Road, Noosaville Qld 4566

www.stellarconveyancing.com.au

Solicitor: Anita Harris
Contact: Rachel Ross:RR
Our Ref: RR:201697
Email: rross@stellarconveyancing.com.au

24 September 2020

The Director
Lisman Custodian Pty Ltd
49 Farry Road
BURPENGARY EAST QLD 4505

Dear Ian,

**Your Sale to Ranabhat
Property: 58 Benham Avenue, Kallangur**

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

We confirm that settlement took place on 21 September 2020 in accordance with the terms of the contract.

We enclose herewith a copy of the final settlement statement showing all adjustments and cheques drawn on your favour on settlement for your information and reference.

Settlement money

On settlement we received the sum of \$448,799.34 calculated in accordance with the attached settlement sheet.

We advise that the amount required to finalise your loan to St George Bank was \$283,398.64. We confirm that a cheque in the sum of \$444,149.45 was provided to the bank on settlement. We advise that the bank will firstly finalise your loan and then the balance of funds will be deposited to the savings account nominated on your authority.

We advise that St George bank will provide you with a final loan statement showing a full break down of all fees and charges applied to your loan on settlement. If you have any questions in regards to the statement we recommend that you contact your bank directly.

We confirm that all outgoings for the property have been adjusted and finalised on settlement. Accordingly the buyer is now responsible for all rates and water charges when they issue in the new financial period.

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 confirm that the agent held an amount of \$11,000.00 as a deposit pending settlement. We note that this amount was insufficient to finalise the commission outstanding for this property. Accordingly, a cheque for the agent's commission of \$1,650.00 was drawn and paid at settlement on your behalf.

Insurance

As you will appreciate the insurance on the property can now be cancelled and a refund of part of the premium requested. Where contents are covered you may wish to keep that section of the policy current in which event you should advise your insurer of your new address.

Taxes

If capital gains tax applies to the sale then the relevant date of the sale is the date of exchange, which was 25 August 2020.

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:201697

LISMAN CUSTODIAN PTY LTD SALE TO RANABHAT
PROPERTY: 58 BENHAM AVENUE, KALLANGUR

Settlement Date: 21 September 2020
Adjustment Date: 21 September 2020
Contract Date: 25 August 2020
Settlement Place: FMS Brisbane
Settlement Time: 2:45pm

Contract Price	\$460,000.00
Less Deposit	\$11,000.00
	<hr/>
	\$449,000.00
Less Release of Mortgage Fee	\$195.00
	<hr/>
	\$448,805.00
Plus Rates (adjusted as paid for 1/07/2020 to 30/09/2020)	
<u>\$453.25 x 9 days</u>	
92 days	\$44.34
	<hr/>
	\$448,849.34
Bank cheque fees	
5 x \$10.00	\$50.00
	<hr/>
BALANCE AT SETTLEMENT	\$448,799.34

CHEQUE DETAILS

1. Unity Water	\$303.84
2. Harcourts North Lakes/Mango Hill	\$1,650.00
3. Moreton Bay Regional Council	\$453.25
4. Stellar Conveyancing	\$765.40
5. Commissioner of State Revenue	\$1,477.40
6. St George Bank Limited	\$444,149.45

CHEQUES TOTAL \$448,799.34

Stellar Conveyancing
Tel 1300 51 61 71 Fax 1300 52 62 72
Email: enquiries@stellarconveyancing.com.au



All mail to central office:
PO Box 1370 Noosaville BC, Qld 4566
ABN: 49 160 054 786

Lisman Custodian Pty Ltd
49 Farry Road
Burpengary East QLD 4505

Tax Invoice

Invoice Number	3813
Invoice Date	23/09/2020
Payment Due On	23/09/2020
Amount Due	\$0.00

201697 - Lisman Custodian Pty Ltd - Sale

58 Benham Avenue, Kallangur QLD | 50986072

Fees

Date	Subject	Amount	GST	Total
23/09/2020	Sundries including stationery, postage, telephone, facsimile and other incidentals	\$50.00	\$5.00	\$55.00
23/09/2020	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
		\$650.00	\$65.00	\$715.00

Expenses

Date	Subject	Cost	Qty	Amount	GST	Total
21/09/2020	City & Suburban - settlement agency fees	\$50.40	1.00	\$45.82	\$4.58	\$50.40

\$45.82 \$4.58 \$50.40

Subtotal \$695.82

GST \$69.58

Total \$765.40

Payments -\$765.40

Total Balance Due \$0.00

Payment Summary

Date	Note	Paid By	Source	Amount
23/09/2020		Lisman Custodian Pty Ltd	Cheque	\$765.40

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)