



Search results

SMSF Cash Hub (012547 152550212)

Select Option

Period displayed: 18 June 2019 to 16 June 2021

Date	Description	Debit(\$AUD)	Credit(\$AUD)	Balance
May 2021				
31 MAY	CREDIT INTEREST PAID		\$1.80	\$42,421.93
April 2021				
30 APR	CREDIT INTEREST PAID		\$1.74	\$42,420.13
March 2021				
31 MAR	CREDIT INTEREST PAID		\$11.01	\$42,418.39
29 MAR	EB 12547 TO 526053	\$307,601.95		\$42,407.38
08 MAR	DEPOSIT		\$300,000.00	\$350,009.33
01 MAR	ANZ INTERNET BANKING PAYMENT 341127 TO LG TJ LANG PERSONAL	\$32,700.00		\$50,009.33
February 2021				
26 FEB	CREDIT INTEREST PAID		\$1.58	\$82,709.33
24 FEB	ERROR IN DEPOSIT \$82707.85 DATE 24/02/2021	\$0.10		\$82,707.75
24 FEB	DEPOSIT		\$82,707.85	\$82,707.85

# Source Account Deposit Form



Property Exchange Australia Ltd  
100 Collins Street, Melbourne VIC 3000  
T 03 9419 4000  
E [source@pexa.com.au](mailto:source@pexa.com.au)

**Date form generated** Day  Month  Year

This form should be used to support the deposit of funds into the PEXA Source Account, in order to provide Purchaser's Equity for an electronic settlement in PEXA.

## Subscriber Details

Subscriber Name

Subscriber Workspace Reference

## Settlement and Deposit Details

### SETTLEMENT DETAILS

Scheduled Settlement Date

Deposit Due Date

Purchaser's Equity Amount

### DEPOSIT DETAILS

PEXA only accepts electronic payments into the PEXA Source Account. No Cheques or Cash. Refer to Deposit Help on page 2.

PEXA Account BSB

PEXA Account Number

Deposit Reference

### ADDITIONAL DEPOSIT DETAILS (IF REQUIRED)

Financial Institution

BSB Name

BSB Address

SWIFT Code

## PROPERTY SEARCHES AND ENQUIRIES

We have now finalised our searches and enquiries. All the search results and enquiries are satisfactory.

## OUR ACCOUNT

We **enclose** our invoice for your approval. In accordance with our costs letter dated 15 February 2021 payment is required on settlement. Please do not attend to payment separately as we have made provision to collect payment as part of your total contribution required for settlement. Please refer to paragraph "Settlement Funds" below.

## SETTLEMENT FUNDS

A Transaction Statement together with Settlement Adjustment Sheet is **enclosed**. You will note from your Settlement Adjustment Sheet that an adjustment has been made for your share of the council rates and water rates.

The balance of purchase money required at settlement is \$294,490.58 plus stamp duty of \$10,070.00, NSW Government registration fees (\$292.80), Title Insurance policy (\$450.70), PEXA fees (\$116.60) and payment of our invoice (\$2,153.27) (**totalling \$307,573.95**). We confirm that you will be providing all funds required for settlement.

We ask that you arrange to transfer the settlement funds (\$307,573.95) into our Pexa Source Account no later than **close of business banking, Tuesday 30 March 2021**. To do this you may need to attend at your bank and arrange for the funds to be telegraphically transferred (also known as a TT, same day transfer or an International Gross Money Transfer).

We **enclose** a PEXA Source Account Deposit Form which provides the bank account details for your deposit. **The Deposit Reference noted on the PEXA Source Account form is unique to you.** No cheques or cash can be deposited into this account. **All payments must be made electronically and as one transfer.** If you need to wish to make separate transfers please let us know as you will require a separate deposit slip for each transfer.

If there is anything concerning settlement please let us know.

Yours faithfully  
**Vogue Conveyancing**



Cindy Lambert  
Principal  
cindy@vogueconveyancing.com.au



### **WE HAVE MOVED! Please update your details**

Our postal address is now PO Box 317, Artarmon NSW 1570

Our street address is Work inc, Bay 7, 6 Middlemiss Street, North Sydney NSW 2060



- 06/1007 -

SETTLEMENT ADJUSTMENT SHEET

**LANG & FORBES PTY LTD PURCHASE FROM COVES  
PROPERTY: 8 KINGHORNE STREET, GOULBURN**

Settlement Date: 31 March 2021

Adjustment Date: 31 March 2021

	<u>Payable by Vendor</u>	<u>Payable by Purchaser</u>
Purchase Price		\$327,000.00
Less Deposit Paid		\$32,700.00
Balance		\$294,300.00
<b>Council Rates</b>		
For period 1/07/2020 to 30/06/2021 - 365 days		
\$1,352.36 Adjusted as Paid		
Purchaser allows 91 days		
For Period 31/03/2021 to 30/06/2021		\$337.16
<b>Water &amp; Sewerage Rates</b>		
For period 1/07/2020 to 31/03/2021 - 274 days		
\$705.00 Adjusted as Paid		
Purchaser allows 0 days		
For Period 31/03/2021 to 31/03/2021		\$0.00
<b>Water Usage</b>		
Last meter reading 19/01/2021		
Daily average = 0.001kL		
0.071kL calculated at \$2.82/kL = \$0.20		
Vendor allows 71 days (0.071kL)		
For period 19/01/2021 to 31/03/2021	\$0.00	
Vendor allows for outstanding balance on Water Account	\$0.18	
<b>Registration Fees</b>		
Vendor allows 1 x Discharge of Mortgage @ \$146.40	\$146.40	
Totals	\$146.58	\$294,637.16
Less Amount Payable by Vendor		\$146.58
<b>AMOUNT DUE ON SETTLEMENT</b>		<b>\$294,490.58</b>

Sydney – By Appointment

ABN 13 611 368 724 | Licence Number 1231252

Phone 02 9411 6681 | Postal PO Box 317, Artarmon NSW 1570

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