



Boris Staroselsky <sboris8@gmail.com>

Your Sale to Brown

Kathryn Webb <kathryn@farrellgoode.com.au>
To: "sboris8@gmail.com" <sboris8@gmail.com>
Cc: "lenastar999@gmail.com" <lenastar999@gmail.com>

5 April 2022 at 15:08

Dear Boris & Elena

NT Consulting Pty Limited Sale to Brown

Property: 202 Oxley Drive, Mittagong, New South Wales 2575

I refer to the above matter and confirm that settlement of your sale was effected today, Tuesday 5 April 2022.

I have paid the sum of \$1,521,604.35, being the balance of the purchase price and adjustments, after providing for the deductions noted in my email to you of 1 April 2022, into your nominated Westpac Bank account. Please note that this amount includes the 10% deposit in the sum of \$152,500 which was held by us in our trust account.

NSW Land Registry Services will notify the local council, the water authority and the valuer general of the sale upon lodgement of the transfer document for registration. In the future all rate assessments, water accounts and notice of valuations will be sent to the purchaser directly and you are no longer responsible for any further rates or charges in relation to the property.

I would now like to take this opportunity to thank you for your instructions for me to act on your behalf in relation to this matter. If you require any future legal assistance, please do not hesitate to contact this office.

Regards

Kathryn Webb | Law Clerk

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BEWARE OF SCAMMERS:

A sophisticated email scam is targeting law firms and their clients. We have been advised that scammers have intercepted emails with bank account details so they can substitute their own account number.

If you have received an email purporting to be from us with our bank account details for the transfer of funds, please confirm these details with us first by contacting the lawyer in charge of this matter by telephone before making any transfer or deposit of funds into our bank account.

Otherwise, we accept no responsibility for any loss or damage arising from any electronic transfers or deposits made by you that are not received into our bank.