



Boris Staroselsky &lt;sboris8@gmail.com&gt;

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## Your Sale to Brown

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

1 April 2022 at 16:01

Dear Boris &amp; Elena

**Your Sale to Brown****Property: 202 Oxley Drive, Mittagong, New South Wales 2575**

I confirm that arrangements have been made to settle your sale electronically via PEXA at 12.00 pm on Tuesday, 5 April 2022. You do not need to attend settlement.

The amount payable to you by the purchaser will be \$1,373,206.34 as set out in the attached settlement adjustment sheet.

**Settlement Adjustment Sheet**

The Wingecarribee Shire Council rates and charges have been adjusted as paid to 30.06.22. The purchaser will allow the amount of \$764.39 to you for the period they own the property (i.e. 5 April 2022 to 30 June 2022).

The Wingecarribee Shire Council water/sewer access charges remain unpaid from 28.11.21. This amount will be adjusted on settlement so that you reimburse the amount of \$58.05 to the purchaser on settlement for the period that you still own the property (i.e. for the period 28 November 2021 to 5 April 2022). The purchaser is then responsible for all of the water/sewer access charges for this period.

**Payments at Settlement**

The settlement funds will be paid as follows:

Wingecarribee Shire Council	\$1,634.07
PEXA Settlement Fee	\$117.92
Farrell Goode	\$2,350.00
NT Consulting Pty Limited	<u>\$1,369,104.35</u>
<b>Total:</b>	<b>\$1,373,206.34</b>

The amount in favour of Wingecarribee Shire Council is for payment of the rates and charges to 30.06.22. As mentioned above, this amount will be adjusted in your favour on settlement. You do not need to make any payments.

The amount in favour of PEXA is for their online settlement fee.

The amount in favour of Farrell Goode is for payment of my attached account.

The last amount in your favour is for the balance of the sale proceeds and will be deposited into your nominated Westpac Bank account.

### **Deposit**

The amounts listed in the settlement adjustment sheet do not include the deposit which is held in our trust account. The deposit will be paid to you from our trust account on settlement. The total amount to be received by you on settlement is made up as follows:

1.	Balance of the sale proceeds as noted above	\$1,373,206.34
2.	10% deposit held in our trust account	<u>\$152,500.00</u>
	<b>Total to be paid to you on settlement -</b>	<b>\$1,521,604.35</b>

### **Rates and Water**

The council and water rates will be paid up to date.

If you wish to discuss this email, or anything else pertaining to the sale, please do not hesitate to contact me.

I will let you know once settlement has been completed.

### **Regards**

**Kathryn Webb | Law Clerk**

**Farrell Goode Pty Ltd | Solicitors Since 1896 | Temora - Cootamundra - Narrandera - West Wyalong - Ardlethan  
25 Bourke Street, Cootamundra NSW 2590**

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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.

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**2 attachments****Settlement Adjustment Sheet.pdf**

14K

**Office Invoice - 11355.pdf**

256K