

SETTLEMENT STATEMENT

BUYER: Venanzio Loreto Pietrograzia and
 Flavia Maria Pietrograzia as trustee
 SELLER: Todshore Pty Ltd
 PROPERTY: 10 Isabella Street, Tolga
 SETTLEMENT DATE: Monday 1 November 2021
 SETTLEMENT PLACE: Bendigo Bank, Atherton
 SETTLEMENT TIME: 2:00pm

Figures:-

Purchase price	\$410,000.00
LESS Deposit	<u>\$ 5,000.00</u>
	\$405,000.00
LESS Release of Mortgage fee	<u>\$ 197.00</u>
	\$404,803.00
PLUS Rates Adjustment	
01.07.2021 - 31.12.2021	
\$2,492.00 x 60 days / 184 days	<u>\$ 812.61</u>
	\$405,615.61
LESS Water Usage adjustment	
29kls / 94 days x 118 days x \$0.98	<u>\$ 35.68</u>
	\$405,579.93
LESS Rental Adjustments	
\$660.00 (GST incl) / 7 days x ?? days	<u>\$</u>
	<u>\$</u>

Professional Costs & petties	\$ 1,650.00 → 150
Searches and outlays	\$ 550.00 50
Registration fees	\$ 1,245.00 No GST
Stamp Duty	\$12,775.00 No GST
	<u>\$16,220.00</u> 1000

\$421,799.93

G.A. SCLIPPA Solicitor

Gregory Amilio Sclippa

Phone: 07 4092 4864
Fax: 07 4092 4865

P.O. Box 1417, Mareeba, Q. 4880.
2a Middlemiss Street, Mareeba
ABN 95 395 155 409

Our Ref: GS:lv:8713

4 December 2021

Your Ref:

Mr Venanzio Loreto Pietrograzia
and Flavia Maria Pietrograzia
ATF The Pietrograzia Superannuation Fund
PO Box 93
MAREEBA QLD 4880

Dear Vince and Flavia,

**RE: YOUR PURCHASE FROM TODSHORE PTY LTD
10 ISABELLA STREET TOLGA QLD 4882**

I confirm that your purchase of the property at 10 Isabella Street Tolga settled on Monday 1 November 2021. Settlement figures were calculated as follows:

Purchase price	\$410,000.00
LESS Deposit	\$ 5,000.00
	<u>\$405,000.00</u>
LESS Release of Mortgage fee	\$ 197.00
	<u>\$404,803.00</u>
PLUS Rates Adjustment 01.07.2021 - 31.12.2021 \$2,492.00 x 60 days / 184 days	\$ 812.61
	<u>\$405,615.61</u>
LESS Water Usage adjustment 29kls / 94 days x 118 days x \$0.98	\$ 35.68
	<u>\$405,579.93</u>
LESS Rental Adjustments	\$ 2,657.15
	<u>\$402,922.78</u>
TOTAL	<u>\$402,922.78</u>

The seller has paid all Rates up until 31 December 2021 and the amount of \$812.61 added to the purchase price represents your reimbursement to the seller of a pro-rata share of the Rates from the date of settlement.

I have notified the Tablelands Regional Council of the change of ownership and all future Rates Notices for the property will issue to you.

Also, a water meter reading was taken and the amount which the tenant had used on the property since Council's last meter

Mr Venanzio Loreto Pietrograzia
and Flavia Maria Pietrograzia
ATF The Pietrograzia Superannuation Fund

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Saturday, 4 December 2021

reading was deducted from the purchase price.

You provided all the settlement monies via my Trust Account.

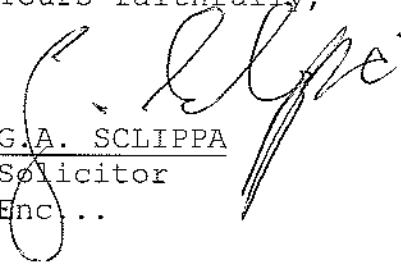
I am now pleased to confirm that the Titles Office has registered the Transfer of the property into your names as Trustee. I enclose a photocopy of the *Registration Confirmation Statement* for your records.

As you are now the owners of this property you should keep it fully insured at all times.

My instructions in this matter are now complete and I enclose my detailed account. Of course, you have already paid all such fees to me in advance and there are no further charges payable by you.

I thank you for the business which you have again directed to my firm on this occasion and invite you to contact me should you require my further assistance at any time in the future.

Yours faithfully,


G.A. SCLIPPA
Solicitor
Enc...

G.A. SCLIPPA Solicitor

ABN: 95 395 155 409

2a Middlemiss Street, Mareeba

Phone: (07) 4092 4864

Fax: (07) 4092 4865

TAX INVOICE

Mr Venanzio Loreto Pietrograzia
 and Flavia Maria Pietrograzia
 ATF The Pietrograzia Superannuation Fund
 PO Box 93
 MAREEBA QLD 4880

REFER:GS:lv:8713

In the matter of Your purchase of 10 Isabella Street, Tolga Qld 4882.

4 December 2021

TO MY PROFESSIONAL COSTS of and incidental
 to the above matter comprising receipt of instructions,
 investigation of title, searches, attendances, perusal
 and/or preparation of Contract and Transfer
 documents, all correspondences, stamping, settlement
 and all other matters incidental hereto.

1,335.00

ADD ADMINISTRATION CHARGES

Telephone, postage fax photocopies
 And bank cheques

111.33

ADD OUTLAYS/DISBURSEMENTS as follows:-

Building file search 141.50
 Title search 26.57
 Plan search 28.15
 Company search (Todshore Pty Ltd) 18.23
 Rates Search 147.00
 Contaminated Site Search 84.63
 Depart Transport property search 45.45
 Land Tax Search 59.29
 PPSR searches 2.00

552.82

Plus GST

199.92

TOTAL (inclusive of GST)

\$2,199.07

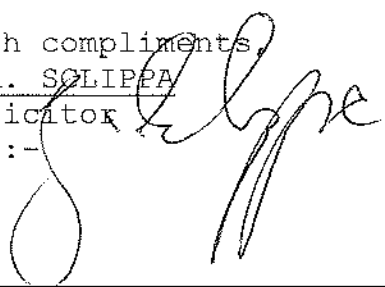
BALANCE HELD IN TRUST

\$2,199.07

TOTAL TO PAY (inclusive of GST)

NIL

With compliments,
 G.A. SCLIPPA
 Solicitor
 Per:-



G.A. SCLIPPA Solicitor

2a Middlemiss Street, Mareeba

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Phone: (07) 4092 4864

Fax: (07) 4092 4865

TAX INVOICE

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 and Flavia Maria Pietrograzia
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In the matter of Your purchase of 10 Isabella Street Tolga.

4 December 2021

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TRUST ACCOUNT STATEMENT

By cheque received from you being Settlement monies, stamp duty, Registration fees, searches legals and outlays		421,799.00
To Settlement monies	402,922.78	
To Commissioner of State Revenue For stamp duty on Contract of Sale	12,775.00	
To Depart of Resources for registration fees	1,245.00	
To V & F Pietrograzia being payment Of rental	2,657.15	
To my costs and outlays as above	2,199.07	
	\$421,799.00	\$421,799.00

NOTICE OF WITHDRAWAL

This is a Notice of Withdrawal given pursuant to R58(3) of the Legal Profession Regulation 2007