



1/46 King Street, Caboolture, QLD 4510, AUSTRALIA
Ph: 0754990199 Fax:

Income & Expenditure Summary

HISTAR SUPER FUND
235 Bartholomew Road
ELIMBAH QLD 4516

Date 1/07/2021 to 30/06/2022

From Statement: 113 (15/06/2021)
To Statement: 134 (15/06/2022)

Histar Super Fund c/ Mr Luigi Coco (30 Margaret) (ID: 101)

	Debit	Credit	Total
Opening Balance			\$0.00
Owner Contributions			\$0.00

Residential Properties

30 Margaret Street, Caboolture, QLD 4510

Property Income

Residential Rent	\$0.00	\$14,760.00	\$14,760.00
Water	\$0.00	\$238.48	\$238.48
	\$0.00	\$14,998.48	\$14,998.48

(GST Total: \$0.00)

Property Expenses

Cleaning	\$204.55	\$0.00	\$204.55	①
+ GST	\$20.45	\$0.00	\$20.45	
Fire Protection	\$90.65	\$0.00	\$90.65	②
+ GST	\$9.06	\$0.00	\$9.06	
Landlord Insurance	\$2,044.51	\$0.00	\$2,044.51	③
+ GST	\$204.45	\$0.00	\$204.45	
Residential Management Fee	\$959.40	\$0.00	\$959.40	③
+ GST	\$95.93	\$0.00	\$95.93	
	\$3,629.00	\$0.00	\$3,629.00	

(GST Total: \$329.89)

PROPERTY BALANCE: \$11,369.48

(GST Balance: -\$329.89)

Ownership Summary

Owner Income

\$0.00 \$0.00 \$0.00

Report shows all transactions reported on statements created within reporting period.



Caboolture Property Management and Sales ABN 78 711 236 643
Corp. Licence Number: Caboolture Property Licensee Name & Number: James Alexander John
McNaught 3256915

Generated on 4/07/2022 9:06 AM

Page 1 of 2

R+M ① 324.71
INS ② 2248.96
M'MENT ③ 1055.33

✓

Rate notice

Moreton Bay
Regional Council

Customer Service Centres
Caboolture - 2 Hasking Street, Caboolture
Redcliffe - Irene Street, Redcliffe
Strathpine - 220 Gympie Road, Strathpine

Postal Address
PO Box 159
Caboolture Qld 4510

Customer Service
Ph: 1300 522 192

ABN: 92 967 232 136
www.moretonbay.qld.gov.au
mbrc@moretonbay.qld.gov.au



14311-036

Antonio Coco Tte and Guiseppe Coco Tte And Luigi Coco
Tte And Elena Coco Tte
PO Box 1088
CABOOLTURE QLD 4510

Property Details

30 Margaret Street CABOOLTURE QLD 4510
Lot 16 RP 47041
Rateable Valuation \$177,500

Property number

434811

Total Payable

\$464.95

Period of rating

1 July - 30 September 2021

Date of issue

14 July 2021

Due date for payment

18 August 2021

Council Rates & Charges

General Rate - Category R2 (minimum) 327.75
Regional Infrastructure and Environment Charge 22.50
Garbage Charge - Domestic 57.25

State Government Charges

Emergency Management Levy - Group 2A 57.45

TOTAL PAYABLE \$464.95

End of Quarter Processing Deadlines

Please note that due to processing deadline payments made after 28 June 2021 may not have been processed before the printing of this notice and may appear as an overdue balance.

4079375-SEM-004990-ASA006-14311

Council has received a payment of \$14,442,388 from the State Government to mitigate any direct impacts of the State Waste Levy on households in the 2021/22 financial year.

BPAY: Use your Phone or Internet banking

PHONE: Call 07 3480 6349

ONLINE: Go to www.moretonbay.qld.gov.au/pay

AUSTRALIA POST: Pay over the counter at any post office

MAIL: Send your payment to PO Box 159, Caboolture, Qld 4510

IN PERSON: Pay at any Customer Service Centre

DIRECT DEBIT: Go to www.moretonbay.qld.gov.au/rates/directdebit

INTEREST: Interest at the rate of 8% per annum compounded on daily rests will be charged current rates that remain unpaid immediately after the Due Date. Balances brought forward from a previous period will continue to accrue interest from the beginning of this period.

PENSIONERS: Are you the owner and occupier of this property or do you have life tenancy under a Will or Court Order? If so, you may be eligible for a State or Council rebate if one is already shown on this notice. Please contact us for further information or an application form

PAYMENT PLAN: Please do not hesitate to contact us if you are having difficulty paying your rates on time.

RATING CATEGORY STATEMENT: To access your current rating category statement visit: www.moretonbay.qld.gov.au/ratescalculation

PAYMENT REMITTANCE SLIP



*2471 500434811004348111



Billor Code: 339457
Ref: 50 0434 8110 0434 8111

Location: 30 Margaret Street CABOOLTURE QLD 4510
Customer Ref: 50 0434 8110 0434 8111

Property number

434811

Total Payable

\$464.95

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Date of issue

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Due date for payment

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Ph: 1300 522 192

ABN: 92 967 232 136

www.moretonbay.qld.gov.au
mbrc@moretonbay.qld.gov.au



10843-036

Antonio Coco Tte and Guiseppe Coco Tte And Luigi Coco
Tte And Elena Coco Tte
PO Box 1088
CABOOLTURE QLD 4510

Property Details

30 Margaret Street CABOOLTURE QLD 4510
Lot 16 RP 47041
Rateable Valuation \$177,500

Property number

434811

Total Payable

\$464.95

Period of rating

1 October - 31 December 2021

Date of issue

7 October 2021

Due date for payment

24 November 2021

Council Rates & Charges

General Rate - Category R2 (minimum)	327.75
Regional Infrastructure and Environment Charge	22.50
Garbage Charge - Domestic	57.25

State Government Charges

Emergency Management Levy - Group 2A	57.45
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TOTAL PAYABLE

\$464.95

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1 October - 31 December 2021

Date of issue

7 October 2021

Due date for payment

24 November 2021

4080846-SEM-005809-ASA006-10843



Rate notice

Moreton Bay
Regional Council

Customer Service Centres
Caboolture - 2 Hasking Street, Caboolture
Redcliffe - Irene Street, Redcliffe
Strathpine - 220 Gympie Road, Strathpine

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Customer Service
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ABN: 92 967 232 136
www.moretonbay.qld.gov.au
mbrc@moretonbay.qld.gov.au



11731-036

Antonio Coco Tte and Guiseppe Coco Tte And Luigi Coco
Tte And Elena Coco Tte
PO Box 1088
CABOOLTURE QLD 4510

Property Details

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Lot 16 RP 47041
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Council Rates & Charges

General Rate - Category R2 (minimum)	327.75
Regional Infrastructure and Environment Charge	22.50
Garbage Charge - Domestic	57.25

State Government Charges

Emergency Management Levy - Group 2A	57.45
--------------------------------------	-------

TOTAL PAYABLE \$464.95

Property number

434811

Total Payable

\$464.95

Period of rating

1 January - 31 March 2022

Date of issue

10 January 2022

Due date for payment

16 February 2022

End of Quarter Processing Deadlines

Please note that due to processing deadlines, payments made after 31 December 2021 may not have been processed before the printing of this notice and may appear as an overdue balance.

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Antonio Coco Tte and Guiseppo Coco Tte And Luigi Coco
Tte And Elena Coco Tte
PO Box 1088
CABOOLTURE QLD 4510

Property Details

30 Margaret Street CABOOLTURE QLD 4510
Lot 16 RP 47041
Rateable Valuation \$177,500

Property number

434811

Total Payable

\$464.95

Period of rating

1 April - 30 June 2022

Date of issue

6 April 2022

Due date for payment

6 June 2022

Council Rates & Charges

General Rate - Category R2 (minimum) 327.75
Regional Infrastructure and Environment Charge 22.50
Garbage Charge - Domestic 57.25

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Emergency Management Levy - Group 2A 57.45

TOTAL PAYABLE

\$464.95

End of Quarter Processing Deadlines

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4080850-SEM-007184-ASA006-12427

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Property number

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Total Payable

\$464.95

Period of rating

1 April - 30 June 2022

Date of issue

6 April 2022

Due date for payment

6 June 2022

SEAL 15.08.21



Unitywater

Serving you today,
Investing in tomorrow.

001146 036



Mr Antonio Coco & Mrs Elena Coco & Mr Luigi Coco & Mr
Giuseppe Coco
PO BOX 1088
CABOOLTURE QLD 4510

WATER AND SEWERAGE YOUR BILL

1300 086 489
Emergencies and faults 24 Hours, 7 days
Account enquiries 8am-5pm Mon-Fri

unitywater.com
ABN 89 791 717 472

Account number 1001988

Payment reference 0010 0198 83

Property 30 Margaret St, CABOOLTURE,
QLD

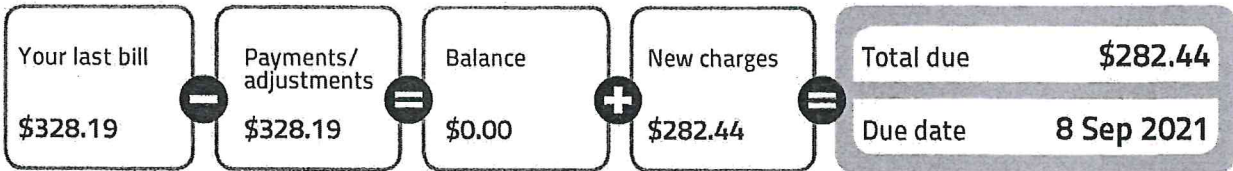
Bill number 7121929345

Billing period 08 May 2021
84 days to 30 Jul 2021

Issue date 9 Aug 2021

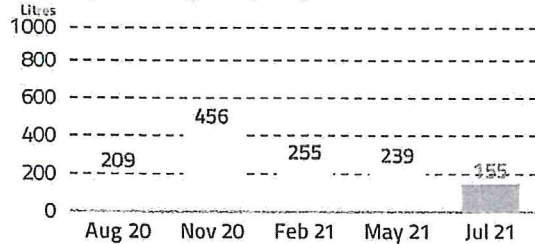
Approximate date
of next meter reading 3 Nov 2021

Your account activity

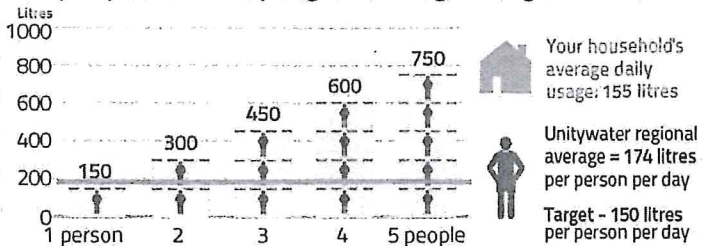


8% interest per annum, compounding daily, will apply to any amount not paid by the due date.

Compare your average daily usage over time



Compare your current daily usage with our regional target of 150 litres



Locking in prices to keep bills low

See how far your money goes

Read the information with your bill to find out more about your 2021-22 pricing

Easy ways to pay For other payment options - see over



BPAY®
Billers Code: 130393
Ref: 0010 0198 83

Contact your bank or financial institution
to pay from your cheque, savings, debit,
credit card or transaction account.
Find out more at bpay.com.au

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Direct Debit
Login to My Account at
unitywater.com to set up
automatic payments from your
bank account or credit card or
call us for assistance.

SmoothPay

Smooth out your bill payments across
the year with regular fortnightly or
monthly payments, interest free.
Find out more at
unitywater.com/smoothpay



WATER AND SEWERAGE YOUR BILL

1300 086 489
 Emergencies and faults 24 Hours, 7 day
 Account enquiries 8am-5pm Mon-F

unitywater.com
 ABN 89 791 717 47

F 001067 006



Mr Antonio Coco & Mrs Elena Coco & Mr Luigi Coco & Mr
 Guiseppe Coco
 PO BOX 1088
 CABOOLTURE QLD 4510

Account number	1001988
Payment reference	0010 0198 83
Property	30 Margaret St, CABOOLTURE, QLD

Bill number	7122273679
Billing period	31 Jul 2021 97 days to 4 Nov 2021
Issue date	10 Nov 2021
Approximate date of next meter reading	2 Feb 2022

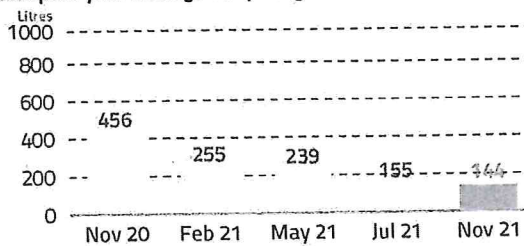
Your account activity

SENT 15-11-21

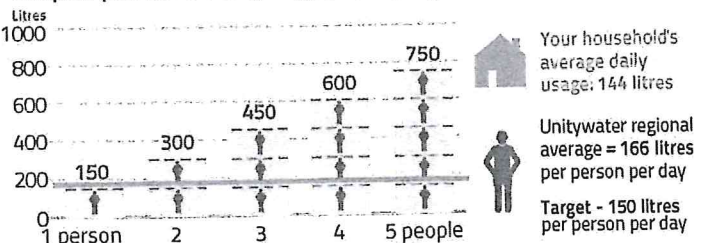
Your last bill \$282.44	-	Payments/ adjustments \$282.44	=	Balance \$0.00	+	New charges \$321.77	=	Total due \$321.77
								Due date 10 Dec 2021

8% interest per annum, compounding daily, will apply to any amount not paid by the due date.

Compare your average daily usage over time



Compare your current daily usage with our regional target of 150 litres



WATER RESTRICTIONS COULD BE COMING THIS SUMMER

As dam levels drop, we need more Local Water Legends to help save water – act now.

Find out more at unitywater.com/restrictions



Easy ways to pay

For other payment options - see over



BPAY®
 Biller Code: 130393
 Ref: 0010 0198 83
 Contact your bank or financial institution to pay from your cheque, savings, debit, credit card or transaction account.
 Find out more at bpay.com.au
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Direct Debit
 Login to My Account at unitywater.com to set up automatic payments from your bank account or credit card or call us for assistance.

SmoothPay

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Unitywater

Serving you today,
investing in tomorrow.



001052 036



Mr Antonio Coco & Mrs Elena Coco & Mr Luigi Coco & Mr
Giuseppe Coco
PO BOX 1088
CABOOLTURE QLD 4510

WATER AND SEWERAGE YOUR BILL

1300 086 489
Emergencies and faults 24 Hours, 7 days
Account enquiries 8am-5pm Mon-Fri

unitywater.com
ABN 89 791 717 4

Account number	1001988
Payment reference	0010 0198 83
Property	30 Margaret St, CABOOLTURE, QLD

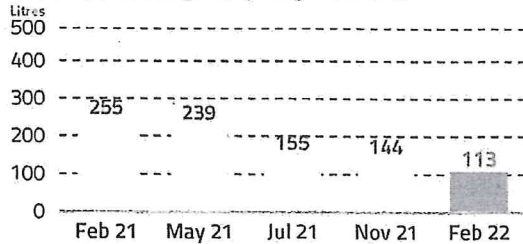
Bill number	7122617984
Billing period	05 Nov 2021 97 days to 9 Feb 2022
Issue date	11 Feb 2022
Approximate date of next meter reading	9 May 2022

Your account activity

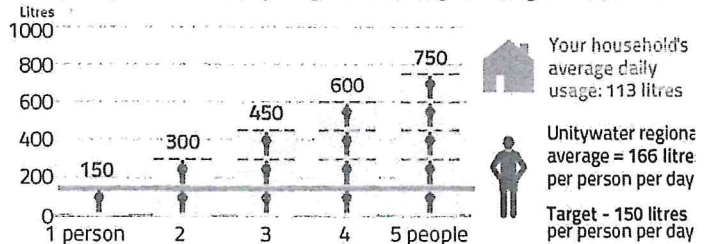
Your last bill \$321.77	-	Payments/ adjustments \$321.77	=	Balance \$0.00	+	New charges \$308.28	=	Total due \$308.28
								Due date 14 Mar 2022

8% interest per annum, compounding daily, will apply to any amount not paid by the due date.

Compare your average daily usage over time



Compare your current daily usage with our regional target of 150 litres



We're crystal clear about our sustainability goals.

We're joining other water utilities worldwide in the Race to Zero, a global movement to reduce carbon emissions to zero.

[Find out more](#)

unitywater.com/sustainability

Easy ways to pay For other payment options - see over



BPAY®
Bill Code: 130393
Ref: 0010 0198 83
Contact your bank or financial institution to pay from your cheque, savings, debit, credit card or transaction account.
Find out more at bpay.com.au
© Registered to BPAY Pty Ltd ABN 69 079 137 518



Direct Debit
Login to My Account at unitywater.com to set up automatic payments from your bank account or credit card or call us for assistance.

SmoothPay

Smooth out your bill payments across the year with regular fortnightly or monthly payments, interest free.
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8 East 31-5-22



000868 036
[Barcode]

Mr Antonio Coco & Mrs Elena Coco & Mr Luigi Coco & Mr Guiseppe Coco
PO BOX 1088
CABOOLTURE QLD 4510

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Property	30 Margaret St, CABOOLTURE, QLD

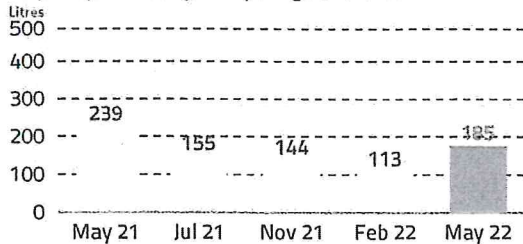
Bill number	7122970073
Billing period	10 Feb 2022
92 days	to 12 May 2022
Issue date	18 May 2022
Approximate date of next meter reading	2 Aug 2022

Your account activity

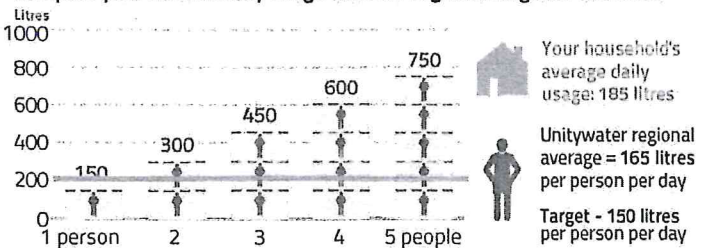
Your last bill \$308.28	-	Payments/adjustments \$308.28	=	Balance \$0.00	+	New charges \$321.93	=	Total due \$321.93
								Due date 17 Jun 2022

8% interest per annum, compounding daily, will apply to any amount not paid by the due date.

Compare your average daily usage over time



Compare your current daily usage with our regional target of 150 litres



Streamline tax time online

Easy access to your bills for business or investment properties online, 24/7.

Log In or register for My Account myaccount.unitywater.com



Easy ways to pay For other payment options - see over

BPAY
 BPAV[®]
 Biller Code: 130393
 Ref: 0010 0198 83
 Contact your bank or financial institution to pay from your cheque, savings, debit, credit card or transaction account.
 Find out more at bpay.com.au
 © Registered to BPAY Pty Ltd ABN 69 079 137 518

Direct Debit
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SmoothPay
 Smooth out your bill payments across the year with regular fortnightly or monthly payments, interest free.
 Find out more at unitywater.com/smoothpay

Tax Invoice



Detector Inspector

Date	Invoice Number	ABN
26/08/2021	1181682	27 628 528 772

PO BOX 542, Elsternwick VIC 3186
Website: www.detectorinspector.com.au
Email: qldremittance@detectorinspector.com.au
Tel: 1300 134 566
Fax: 9532 8894

The Owner
C/- Caboolture Property Management And Sales
1/46 King Street
Caboolture QLD 4510

Subscription valid from 22/10/2021 to 21/10/2022

Description	Quantity	Rate	GST	Total
Annual Subscription Smoke Alarm Service Fee (2022 Upgraded) - Battery replacement (except inbuilt rechargeable batteries), grill vacuum cleaned (existing smoke detectors), smoke test performed, decibel test performed, as per the Building Code of Australia and Australian Standards 3786.	1	\$117.27	\$11.73	\$129.00
Smoke Alarm Discount - With compliments	1	(\$26.63)	(\$2.66)	(\$29.29)

Property Address: 30 Margaret Street, Caboolture QLD 4510

Payment terms: 30 days
Email remittance:
qldremittance@detectorinspector.com.au
Banking Details: Detector Inspector (QLD) Pty Ltd
BSB 013-304 Acc No. 4688 93721

NOTE: For EFT - Please use
Invoice Number as reference

Subtotal \$90.64
GST \$9.07

Total Inc GST \$99.71



* 130013456300000073189800009971

Please Note: When using the barcode to scan the invoice there is no requirement to list the invoice number as a reference. We are able to allocate the payment using the unique property ID within the barcode.

Policy Schedule

Landlord Residential Building Insurance

31 August 2021

Antonio Luigi Guiseppe & Elena Coco Highstar
Superannuation
C/- Caboolture Property Management & Sales
1/46 King Street
CABOOLTURE QLD 4510

POLICY NUMBER: TS0229080RBI
AMOUNT DUE: \$ 1,883.96
DUE DATE: 15/10/2021

Insured: Antonio Luigi Guiseppe & Elena Coco Highstar Superannuation

Insured Address: 30 Margaret Street, CABOOLTURE QLD 4510

Premium Type

Renewal

Expiry Date

15/10/2021. We invite you to renew your policy until 12:01am
15/10/2022

Managing Agent

Caboolture Property Management & Sales

Property Details

It is a permanent rental.
It is a House.
Construction type is fibro/asbestos.
The land size is less than 2 acres.
It was built in approximately 1960.
There is no common ground.
There is no business activity operated from this property.
The property is kept well maintained and in good condition*

Sum Insured

Building	\$401,871
Liability to Other	\$20,000,000
Weekly rent	\$322

Excess per claim

Loss of rent, Liability to others, or any Add. benefits in Sect 1	\$0
Tenant damage	\$500
Earthquake or Tsunami	\$500
Building damage	\$500

Annual Premium

\$1,883.96

Includes: Combined Policy Discount

Last year's annual premium	\$1,742.48
	Change on last year 8.1 %

This Policy Schedule is based on the information you gave us. Please check that this information is correct and complete. If any changes or additions need to be made now or during the period of insurance you must call us.

Insurer: AAI Limited ABN 48 005 297 807 AFSL 230859

Special Conditions/Additional Information

A new Product Disclosure Statement (PDS) applies to this policy on renewal and has been sent to the property owner. There are new and changed benefits, features, terms, conditions and exclusions. Please read the PDS for full details. For more information about the changes in our new PDS please visit www.terrischeer.com.au/pds-update

Please turn over for important policy information and payment details

TSR0229080RBI

Policy Schedule

Landlord Preferred Policy

31 August 2021

Antonio Luigi Guisepppe & Elena Coco Highstar
Superannuation
C/- Caboolture Property Management & Sales
1/46 King Street
CABOOLTURE QLD 4510

POLICY NUMBER: TS0251239LPP
AMOUNT DUE: \$ 365.00
DUE DATE: 15/10/2021

Insured: Antonio Luigi Guisepppe & Elena Coco Highstar Superannuation

Insured Address: 30 Margaret Street, CABOOLTURE QLD 4510

Premium Type

Renewal

Expiry Date

15/10/2021. We invite you to renew your policy until 12:01am
15/10/2022

Managing Agent

Caboolture Property Management & Sales

Property Details

The land size is less than 2 acres.
There is no business activity operated from this property.
The property is kept well maintained and in good condition*

Sum Insured

Contents/Building	\$60,000
Liability to Other	\$20,000,000
Weekly rent	Up to \$1,000

Excess per claim

Loss of rent	\$0
Add. benefits in Sect 1, Liability	\$0
Tenant damage	\$500
Scorching or pet damage	\$250
Earthquake or Tsunami	\$200
Other claims	\$100

Annual Premium

\$365.00

Includes: Multiple Property Discount

Last year's annual premium	\$346.00
	Change on last year 5.5 %

This Policy Schedule is based on the information you gave us. Please check that this information is correct and complete. If any changes or additions need to be made now or during the period of insurance you must call us.

Insurer: AAI Limited ABN 48 005 297 807 AFSL 230859

Special Conditions/Additional Information

A new Product Disclosure Statement (PDS) applies to this policy on renewal and has been sent to the property owner. There are new and changed benefits, features, terms, conditions and exclusions. Please read the PDS for full details. For more information about the changes in our new PDS please visit www.terrischeer.com.au/pds-update

Please turn over for important policy information and payment details

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Location: Lot 4 8 Lynch Street

ELIMBAH 4516

Risk: 008/001 Landlord Building & Contents Effective: 25/11/21

Excesses: \$300 or as shown in the policy, whichever is greater
Earthquake Excess: \$250
Named Cyclone Excess: \$500

Insured: Histar Superannuation Fund

Building Type: House
Usage: Permanent residential rental
Occupancy: Rented
Professionally Managed: Yes

Cover:	Sum insured:
Building	\$394,994 (Replacement)
Contents	\$10,816
Accidental Damage	

Flood Cover:
Your policy includes cover for damage caused by Flood (refer to the Product Disclosure Statement for details of this cover).

Additional benefits:	Sum Insured:
Removal of debris - Building	\$37,980
Removal of debris - Contents	\$1,040
Additional Building costs	\$37,980
Electrical damage: \$2,000 any one item to a maximum of	\$5,000
Mortgagee legal costs	\$10,000
Fumigation costs	\$5,000
Replacement title deeds	\$5,000
Plants, shrubs and trees	\$1,500
Environmental benefits	\$5,000
Architects and other fees	\$37,980
Tax Audit	\$2,000

Optional benefits: Insured
Damage caused by Tenants
Excess: \$250

Important Note:

1. You have the option to remove Flood cover from this policy. If you wish to remove Flood cover from your policy you will be required to notify us in writing. You can do this by completing the enclosed authority form and post, fax or email it to us.
2. Due to the location of your property there has been no additional charge



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- added to your premium for this cover. If you remove Flood cover from this policy you will not have cover for Flood and your insurance schedule will show this limitation in your cover.
3. When building and contents are insured with us on the same policy and you remove Flood cover, you are removing Flood cover for both building and contents.

Premium	\$1165.84
GST	\$116.60
Government Stamp Duty	\$115.56
Total Amount Payable	\$1398.00

Risk: 008/002 Landlord Legal Liability Effective: 25/11/21

Excess: \$300

Insured: Histar Superannuation Fund

Building Type: House
Number of Storeys: 2
Usage: Permanent residential rental
Occupancy: Rented
Professionally Managed: Yes

Legal liability limit of indemnity: Sum Insured:
Any one Occurrence or series of Occurrences \$20,000,000

Premium	\$40.86
GST	\$4.09
Government Stamp Duty	\$4.05
Total Amount Payable	\$49.00



Po Box 323, Wamuran
Queensland
4512
PH: 0430 569 210
FAX: N/A
EMAIL:
eazyflowplumbingqld@gmail.com

TAX INVOICE / STATEMENT
ABN: 41 610 666 245

Invoice # 4158

Job Contact

Accounts Payable
Caboolture Property Management and Sales
Shop 1, 46 King St
CABOOLTURE, QLD 4510

Phone:
54990199

WORK CARRIED OUT AT: 8 Lynch Street, Elimbah QLD 4516

DESCRIPTION	PRICE
1 RAM sink mixer chrome plated 4star	\$68.50
2 15mm comp x 15mm MI adaptor	\$16.22
1 Plumber Call-Out Charge, Standard	\$40.00
2 Plumber - TD Hourly Rate 03/05/22	\$180.00

SUBTOTAL	\$304.72
GST	\$30.47
TOTAL CHARGE	\$335.19

WORK COMPLETED:

Supply replacement sink mixer due to braided lines burst under sink.
Works completed: 03/05/22

TECHNICIAN HAS CARRIED OUT THE ABOVE WORK TO MY SATISFACTION. I HAVE READ AND AGREE TO THE TERMS AND CONDITIONS.

Customers Signature:

REMITTANCE

INVOICE #4158

Payment Options: Bank Deposit, Credit Card
Strictly 3 days

Bank Details
Name: Eazyflow Plumbing
BSB: 064 467 Account #: 10 471 815

Customer Name: Caboolture Property
Management and Sales

Thank you for your business!