

Our Ref: HLP:20295  
Your Ref:

15 February 2021

JJ Fergusson Pty Ltd as trustee for Fergusson Family Superannuation Fund  
13 Watson Street  
NEW LAMBTON NSW 2305

Dear Sir/Madam

**YOUR SALE TO DHONDY INVESTMENTS  
PROPERTY: 21 BARON STREET, COOMA**

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Settlement took place on 11 December 2020.

**Settlement money**

On settlement we received the sum of \$625,047.64 calculated in accordance with the attached settlement adjustment sheet.

The money was disbursed in accordance with your instructions as follows:

1. Snowy Monaro Council	\$2,202.00
2. Snowy Monaro Water	\$2,164.10
3. PEXA	\$114.07
4. The Conveyancing Exchange	\$2,032.40
5. Jeffrey John Fergusson	\$618,535.07

**Notification of sale**

A notice of sale is to be lodged by the purchaser's solicitor at the NSW land registry services office and future rate assessments and notices of valuation will be sent to the purchaser.

**Deposit and payment of the agent's commission**

Following settlement, we provided the agent with the required authority to account to you for the balance of the deposit after deduction of their commission.

**Insurance**

As you will appreciate the insurance on the property can now be cancelled and a refund of part of the premium requested. Where contents are covered you may wish to keep that section of the policy current in which event you should advise your insurer of your new address.

**Costs**

A copy of our invoice is attached which shows the amount paid by you for our costs and disbursements.

**Taxes**

If capital gains tax applies to the sale then the relevant date of the sale is the date of exchange, which was 24 October 2020.

We enclose the following for your records:

1. Copy front page of the dated contract for sale
2. Settlement adjustment sheet
3. Sale reconciliation of funds received on settlement
4. Tax invoice
5. Land Tax certificate clearance

Thank you for your instructions.

Yours faithfully

**CONVEYANCING EXCHANGE**

A handwritten signature in dark ink, appearing to read 'Helen Polemis', written in a cursive style.

Helen Polemis JP

Licensed Conveyancer

[helen@conveyancingexchange.com.au](mailto:helen@conveyancingexchange.com.au)