

Wealthsource Conveyancing

Van Custodian Superfund Pty Ltd
2 131 Hyde Street
YARRAVILLE VIC 3013

22 August 2017

Dear Timothy,

Purchaser: Van Custodian Superfund Pty Ltd
Vendor: Philip John Dunstan & Kenneth William Dunstan
Property: 441 Dorset Road, Croydon 3136

We refer to our recent communications and confirm that settlement of the above transaction was effected on 8 August 2017.

As and from the time of settlement, you are entitled to possession of the above property.

Report on Settlement – Cheques

At settlement at Hunt's Lawyers, the following amounts were paid in accordance with the Statement of Adjustments, a copy of which we enclose.

- | | |
|---------------------------|----------|
| • Rental 441A Dorset Road | \$318.84 |
| • Rental 441 Dorset Road | \$491.06 |
| • Penalty Interest | \$196.77 |

Documents Sighted and Received

At settlement your lender took possession of:

- Certificate of Title Volume 9486 Folio 316
- Discharge of Mortgage
- Transfers of land between transferor Philip John Dunstan & Kenneth William Dunstan, and transferee Van Custodian Superfund Pty Ltd

Wealthsource Conveyancing

ABN 65 946 755 922

Carlton - Appointments available on request

Glen Waverley - Ikon Building, Level 1, Suite 403A, 39 Kingsway, Glen Waverley VIC 3150

Tel: +61 3 9590 6180 Fax: +61 3 9803 0788

www.wealthsource.com.au

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- Victorian State Revenue Office Goods Statement provided by Philip John Dunstan & Kenneth William Dunstan
- Notice of Acquisition of an Interest in Land

Following settlement, we retained possession of:

- Amount payable to Wealthsource Conveyancing \$1,100.00

Following settlement, the vendor's solicitor retained possession of:

- Cheque payable to Phil Dunstan Super Fund \$599,506.67

Other

Statutory Notices

We confirm we have advised the following authorities of the purchase on your behalf:

- Maroondah City Council
- Yarra Valley Water

We provided your lender with a signed Notice of Acquisition for lodging at the State Revenue Office.

If you have any queries, please contact us on 03 9590 6180.

Yours sincerely,
Wealthsource Conveyancing



Jorden T Lam

LLM, LLB, BCom (Melb), GradDipLP

Founder and Director

Wealthsource Conveyancing

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