



Sasha Equity Pty Ltd  
ATF M+S Jeffery Investment Trust trading as

*Midland Settlements*

LICENCED REAL ESTATE CONVEYANCING AGENTS

INDEPENDENT SETTLEMENT AGENT  
A.C.N. 143 361 027 ABN 21 698 020 589

11 The Crescent, Midland 6056  
Telephone: (08) 9250 1777  
Fax: (08) 9274 1635  
P.O. Box 1246, Midland WA 6936  
Licensee: Sasha Equity Pty Ltd  
Licensed Settlement Agent No. 63482  
Email Address  
info@midlandsettlements.com.au

Our Ref:57921/RM

20th October 2011

Mrs MM Zacharia  
atf Marilyn Zacharia Superannuation Fund  
15 Clarkson Road  
Bullsbrook WA 6084

Dear Pip

**PURCHASE OF 308/69-71 King George Street VICTORIA PARK**

We are pleased to advise that settlement on the above property was effected today.

We advise that the Certificate of Title will take 3-4 weeks to issue from the Land Titles Office in your name. Upon receipt of same we will contact you to enable you to collect the document from this office.

Please find enclosed our final adjusted settlement statement together with our refund cheque for \$722.88, being a refund of the surplus funds remaining.

Thank you for allowing us to settle this transaction for you, should you require any further assistance, please do not hesitate to contact me.

Yours sincerely

**MIDLAND SETTLEMENTS**

**Ruth Miskiewicz**  
**SETTLEMENT AGENT**



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**FINAL STATEMENT** P.O. Box 1246, Midland WA 6936

Licensee: Sasha Equity Pty Ltd  
Licensed Settlement Agent No. 63482

Email Address  
info@midlandsettlements.com.au

57921/RM

19th October 2011

Mrs MM Zacharia  
atf Marilyn Zacharia Superannuation Fund  
15 Clarkson Road  
Bullsbrook WA 6084

RE: 308/69-71 King George Street VICTORIA PARK

	Debit	Credit
Purchase Price	258,000.00	
Deposit paid		20,000.00
Settlement fees (\$1196.60 Discounted)	800.00	
Postage, Petties, Telephone, Fax	55.00	
Land Titles Office Search Fees	39.60	
Bank Cheque Fees	5.40	
Land Tax Department - Enquiry Fee	38.50	
Council Rates - Enquiry Fee	95.70	
Water Corporation - Enquiry Fee	43.89	
Strata Company - Section 43 Cert.	110.00	
Landgate - Enquiry Fee	20.56	
Region Scheme Certificate	27.50	1236-15
Registration fee on transfer document	210.00	
Stamp Duty - Offer & Acceptance Residential Concessional	7,239.00	
Reserve Fund @ \$90per qtr Eff.1/10/11-31/12/11 - your 72/92days	70.44	
<b>ADJUSTMENT OF 2011 - 2012 RATES &amp; TAXES AS AT 20/10/2011</b>		
<b>COUNCIL RATES \$910.26</b>		
Your proportion 254/366 days	631.71	
<b>WATER RATES \$574.45</b>		
Your proportion 254/366 days	398.66	
<b>STRATA LEVY \$580.00</b> (Raised from 01/10/2011 to 31/12/2011)		
Your proportion 72/92 days	453.91	
Funds paid by you		248,962.75
BALANCE DUE TO YOU	722.88	
	268,962.75	268,962.75

E & O E

81V  
Exam - Midland  
L763650



WESTERN



AUSTRALIA

REGISTER NUMBER <b>51/SP6021</b>	
DUPLICATE EDITION <b>5</b>	DATE DUPLICATE ISSUED <b>25/10/2011</b>

VOLUME  
**1668**

FOLIO  
**491**

**DUPLICATE CERTIFICATE OF TITLE**  
UNDER THE TRANSFER OF LAND ACT 1893 AND THE  
**STRATA TITLES ACT 1985**

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

*R. Roberts*  
REGISTRAR OF TITLES



**LAND DESCRIPTION:**

LOT 51 ON STRATA PLAN 6021  
TOGETHER WITH A SHARE IN ANY COMMON PROPERTY AS SET OUT ON THE STRATA PLAN

**REGISTERED PROPRIETOR:**  
(FIRST SCHEDULE)

MARILYN MICHELE ZACHARIA OF 15 CLARKSON ROAD, BULLSBROOK  
(T L763650 ) REGISTERED 20 OCTOBER 2011

**LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:**  
(SECOND SCHEDULE)

1. INTERESTS NOTIFIED ON THE STRATA PLAN AND ANY AMENDMENTS TO LOTS OR COMMON PROPERTY NOTIFIED THEREON BY VIRTUE OF THE PROVISIONS OF THE STRATA TITLES ACT NO.33 OF 1985 AS AMENDED.

Warning: A current search of the certificate of title held in electronic form should be obtained before dealing on this land.

-----END OF DUPLICATE CERTIFICATE OF TITLE-----

**STATEMENTS:**

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: SP6021.  
PREVIOUS TITLE: SP6021.  
PROPERTY STREET ADDRESS: UNIT 308, FLOOR 3, HAWTHORNE PARK HEIGHTS, 69 KING GEORGE ST,  
VICTORIA PARK.  
LOCAL GOVERNMENT AREA: TOWN OF VICTORIA PARK.

