



Wollongong [p] 4226 2333
Suite 18, 30 Market Street, Wollongong
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DX 27826 WOLLONGONG COURT
[e] enquiries@cvconveyancing.com.au

Corrimal [p] 4284 1789
1/48 Princes Highway, Corrimal NSW 2518
Thirroul
Suite 12B, "Anitas Theatre"
264-270 Lawrence Hargrave Drive, Thirroul 2515
Shellharbour
1/30A Addison Street, Shellharbour 2529

Our Ref: JB:S019178
Contact: Jennifer Barnes
Direct Phone: 0242685895
Direct Email: jennifer@cvclaw.com.au

29 January 2021

The Director
Condon Super Co Pty Ltd
1 Lakelands Close
Shell Cove NSW 2529

Dear

**Condon Super Co Pty Ltd Sale to Mackaway
Property: 42 Honeybee Crescent, Calderwood**

We confirm that settlement of your sale of the above property took place on 27 January 2021.

At settlement, the sum of \$661,857.43 was drawn in your favour on settlement and paid in the following manner:-

Condon Super Co Pty Ltd	\$659,565.43
Shellharbour City Council	493.00
Sydney Water	144.11
PEXA electronic settlement fee	116.60
CVC Conveyancing	1,538.29

Your agent was holding deposit of \$34,750.00. They have been advised of settlement and asked to pay the balance of the deposit, less authorised sales commission, to your nominated account.

We enclose our account which we note was paid in full on settlement.

Please note that on settlement, all rates and charges have either been paid, or an adjustment made for the payment. Therefore, should you receive any rates notices for this property in the future, kindly forward a copy to our office which we will onforward to the purchaser.

You may now cancel any insurance you have on your property.

Please keep a copy of this letter and attached full copy of Contract in a safe place for any future reference and/or accounting purposes.

As this now completes this transaction, we take this opportunity to thank you for your instructions. Should you require any assistance in the future, please do not hesitate to contact us.

Yours faithfully
CVC Conveyancing

A handwritten signature in black ink, appearing to read 'J Barnes', written in a cursive style.

Jennifer Barnes
Licensed Conveyancer

SETTLEMENT ADJUSTMENT SHEET

MACKAWAY PURCHASE FROM CONDON SUPER CO PTY LTD PROPERTY: 42 HONEYBEE CRESCENT, CALDERWOOD

Settlement: 27 January 2021
Adjustments as at: 12 January 2021

	<u>Payable by Vendor</u>	<u>Payable by Purchaser</u>
Purchase Price		\$695,000.00
Less Deposit		\$34,750.00
Balance		<u>\$660,250.00</u>

Current Council Rates

For Period 1/01/2021 to 31/03/2021 - 90 days

\$493.00 Adjusted as Paid

Purchaser allows 78 days

For period 12/01/2021 to 31/03/2021

\$427.27

Current Water Rates

For Period 1/01/2021 to 31/03/2021 - 90 days

\$144.11 Adjusted as Paid

Purchaser allows 78 days

For period 12/01/2021 to 31/03/2021

\$124.90

Water Usage

Last meter reading 3/12/2020

Daily Average = 0.32 kL

Vendor allows 40 days

For period 3/12/2020 to 12/01/2021

(reading date already billed)

\$30.08

Default Interest

Purchaser allows 6 days for period

22/01/2021 to 27/01/2021 on balance of

\$660,250.00

Calculated at 10% per annum

\$1,085.34

Totals	\$30.08	\$661,887.51
Less Amount Payable By Vendor		\$30.08
AMOUNT DUE ON SETTLEMENT		<u>\$661,857.43</u>

Directions:-

Shellharbour City Council

\$493.00

Sydney Water

\$144.11

Total

\$637.11



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Our Ref: JB:S019178
Contact: Jennifer Barnes
Direct Phone: 0242685895
Direct Email: jennifer@cvclaw.com.au
ABN: 75 889 807 826
Invoice No.:

20 January 2021

Condon Super Co Pty Ltd
1 Lakelands Close
SHELL COVE NSW 2529

TAX INVOICE
Your Sale to Mackaway
Property: 42 Honeybee Crescent, Calderwood

Professional Fees

Subject	Total Ex GST
To our professional costs for acting for you in relation to the abovementioned sale. Professionals costs include: opening file, contract preparation and review, attending settlement etc	\$1,100.00
Sub-Total	\$1,100.00
GST on fees	\$110.00

Expenses

Subject	GST	Total Ex GST
InfoTrack - NSW: Title Search - 1350/1206167	\$1.41	\$14.09
InfoTrack - NSW: Plan - Deposited Plan 1206167	\$1.59	\$15.91
InfoTrack - NSW: Document Image - Deposited Plan 1206167(88B)	\$1.40	\$14.09
InfoTrack - Sydney Water: Service Location Print - 1350/DP1206167 Honeybee, Calderwood 2527	\$0.70	\$13.80
InfoTrack - Sydney Water: Sewer Service Diagram - 1350/DP1206167 Honeybee, Calderwood 2527	\$0.75	\$18.75
Shellharbour Council Zoning Certificate 10.7(2) Only	\$0.00	\$53.28
Shellharbour Council Zoning Certificate 10.7(2) Only	\$5.33	\$53.28
InfoTrack - Sydney Water: Sewer Service Diagram - 1350/DP1206167 HONEYBEE, CALDERWOOD 2527	\$0.75	\$21.16

InfoTrack - Revenue NSW: Clearance Certificate - 42 Honeybee Crescent, Calderwood, Shellharbour	\$0.50	\$40.00
Sundries - including telephone, postage, photocopying, scanning, etc	\$6.50	\$65.00
		<hr/> \$309.36
Total incl GST		<hr/> \$1,538.29

With compliments
CVC Conveyancing

E & O.E

