

Our Ref: JRB: MH: N210208

3 May 2021

Reply to Nagambie

Ms KM Ashbrook,
Brandy Creek Three Pty Ltd
1 Weeroona Street
PORT MELBOURNE VIC 3207

By Email: kerry.ashbrook@lifeyouchoose.com.au

Dear Kerry

**Brandy Creek Two Pty Ltd Purchase from Hudgson
Ppty: Unit 2/39 Brandy Creek Road, Warragul**

We confirm that settlement took place on 30 April 2021.

Registration of transfer

Your bank will attend to the stamping and registration of the transfer of land. Your bank will hold until such time as your mortgage is repaid.

Adjustments

We enclose our statement of adjustments and settlement statement for your information and note that council and water rates were adjusted as paid at settlement and your proportions for the current rating periods were added to the balance of the purchase price. All future rate notices will be forwarded to you direct by the relevant authorities.

If you have not already done so, you should ensure that you have taken out adequate insurance in relation to the property.

As this now completes your purchase, we take this opportunity to thank you for your instructions.

Costs

We confirm our invoice, previously forwarded to you, was paid in full at settlement.

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NAGAMBIE OFFICE
145 High Street
(PO Box 35)
NAGAMBIE VIC 3608

Phone: (03) 5794 2334
Fax: (03) 5794 2998

ROMSEY OFFICE
104 Main Street
ROMSEY VIC 3434

Phone: (03) 5429 5292
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WALLAN OFFICE
4c, 61 High Street
WALLAN VIC 3756

Phone: (03) 5783 4201

SEYMOUR OFFICE
Level 1, 52 Station Street
SEYMOUR VIC 3660

MELBOURNE OFFICE
Level 39, 385 Bourke St
MELBOURNE VIC 3000
Phone: (03) 8459 2206

Land Tax

If you do not use your property as your residence then you should consider the land tax implications of this purchase as it will be your responsibility to file land tax returns, if required. If you need any advice about this please contact us.

Wills

Now that your conveyancing matter is complete, and if you haven't done so already, you may like to proceed with making wills and powers of attorney and guardianship. If so please make an early appointment.

Thank you for choosing us as your legal practitioner.

Yours sincerely

TBA LAW

A handwritten signature in black ink, appearing to read 'MH' followed by a period.

Melitta Hill
Conveyancer

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