

**Dedman Super
Trial Balance**

As at 30 June 2023

Last Year	Code	Account Name	Units	Debits	Credits
				\$	\$
	24200	Contributions			
	24200/DEDALI00001A	(Contributions) Dedman, Alison - Accumulation			56,000.00
	25000	Interest Received			
	25000/BankDed	Cash at Bank			8.44
	28500	Transfers In			
	28500/DEDALI00001A	(Transfers In) Dedman, Alison - Accumulation			2,000.00
	28500/GRAROD00001A	(Transfers In) Grayson, Rodger Bruce - Accumulation			2,000.00
	30100	Accountancy Fees		660.00	
	46000	Benefits Paid/Transfers Out			
	46000/DEDALI00001A	(Benefits Paid/Transfers Out) Dedman, Alison - Accumulation		1,500.00	
	49000	Profit/Loss Allocation Account		57,848.44	
	52420	Contributions			
	52420/DEDALI00001A	(Contributions) Dedman, Alison - Accumulation			56,000.00
	52850	Transfers In			
	52850/DEDALI00001A	(Transfers In) Dedman, Alison - Accumulation			2,000.00
	52850/GRAROD00001A	(Transfers In) Grayson, Rodger Bruce - Accumulation			2,000.00
	53100	Share of Profit/(Loss)			
	53100/DEDALI00001A	(Share of Profit/(Loss)) Dedman, Alison - Accumulation		647.52	
	53100/GRAROD00001A	(Share of Profit/(Loss)) Grayson, Rodger Bruce - Accumulation		4.04	
	54500	Benefits Paid/Transfers Out			
	54500/DEDALI00001A	(Benefits Paid/Transfers Out) Dedman, Alison - Accumulation		1,500.00	
	60400	Bank Accounts			
	60400/BankDed	Cash at Bank		7,848.44	
	77200	Real Estate Properties			
	77200/IP-116Car	116 Carpenter St	1.0000	1,324,049.35	
	88000	Sundry Creditors			1,274,049.35
				<u>1,394,057.79</u>	<u>1,394,057.79</u>

Current Year Profit/(Loss): 57,848.44

Dedman Super

Contributions Summary Report

For The Period 08 December 2022 - 30 June 2023

2/200

Alison Dedman

Date of Birth:	Provided
Age:	61 (at year end)
Member Code:	DEDALI00001A
Total Super Balance* ¹ as at 30/06/2022:	0.00

Contributions Summary	2023
Non-Concessional Contribution	
Personal - Non-Concessional	56,000.00
	<hr/>
	56,000.00
Total Contributions	<hr/>
	56,000.00
	<hr/>

I, ALISON DEDMAN, confirm that the amounts reported above are the total contributions deposited to the fund with respect of my member balance for the period 08/12/2022 to 30/06/2023.

ALISON DEDMAN

*1 TSB can include information external to current fund's transaction records. The amount is per individual across all funds.

SIGNED COPY WITH
'2023 SIGNED DOCS'

24200

2

Dedman Super
General Ledger

As at 30 June 2023

Transaction Date	Description	Units	Debit	Credit	Balance \$
Contributions (24200)					
<i>(Contributions) Dedman, Alison - Accumulation (DEDALI00001A)</i>					
24/01/2023	ANZ INTERNET BANKING FUNDS TFER TRANSFER 249348 FROM 498032404(DH)			10,000.00	10,000.00 CR
25/01/2023	ANZ INTERNET BANKING FUNDS TFER TRANSFER 963738 FROM 498032404 (DH)			1,000.00	11,000.00 CR
25/01/2023	ANZ INTERNET BANKING FUNDS TFER TRANSFER 764702 FROM 498032404 (OH)			20,000.00	31,000.00 CR
25/01/2023	ANZ INTERNET BANKING FUNDS TFER TRANSFER 670173 FROM 498032404 (OH)			20,000.00	51,000.00 CR
24/04/2023	ANZ INTERNET BANKING FUNDS TFER TRANSFER 936934 FROM 498032404(04) EFFECTIVE DATE 22 APR 2023			5,000.00	56,000.00 CR
				56,000.00	56,000.00 CR

Total Debits: 0.00

Total Credits: 56,000.00

25000

SMSF CASH HUB STATEMENT

Account Number 3307-13791

Transaction Details

Please retain this statement for taxation purposes

Date	Transaction Details	Withdrawals (\$)	Deposits (\$)	Balance (\$)
2023				
20 JAN	OPENING BALANCE			0.00
24 JAN	ANZ INTERNET BANKING FUNDS TFER TRANSFER 249348 FROM 498032404 (DH)		10,000.00	10,000.00
25 JAN	ANZ INTERNET BANKING FUNDS TFER TRANSFER 963738 FROM 498032404 (DH)		1,000.00	11,000.00
25 JAN	ANZ INTERNET BANKING FUNDS TFER TRANSFER 764702 FROM 498032404 (DH)		20,000.00	31,000.00
25 JAN	ANZ INTERNET BANKING FUNDS TFER TRANSFER 670173 FROM 498032404 (DH)		20,000.00	51,000.00
25 JAN	ANZ INTERNET BANKING PAYMENT 960878 TO HIBBERT AND HODGES TRUST ACCOUNT	25,000.00		26,000.00
27 JAN	ANZ INTERNET BANKING PAYMENT 510595 TO HIBBERT AND HODGES TRUST ACCOUNT EFFECTIVE DATE 26 JAN 2023	25,000.00		1,000.00
31 JAN	CREDIT INTEREST PAID		1.35	1,001.35
28 FEB	CREDIT INTEREST PAID		0.38	1,001.73
31 MAR	CREDIT INTEREST PAID		0.43	1,002.16
24 APR	ANZ INTERNET BANKING FUNDS TFER TRANSFER 936934 FROM 498032404 (DH) EFFECTIVE DATE 22 APR 2023		5,000.00	6,002.16
28 APR	CREDIT INTEREST PAID		0.79	6,002.95
15 MAY	ANZ INTERNET BANKING PAYMENT 288864 TO EAGER AND PARTNERS EFFECTIVE DATE 13 MAY 2023	660.00		5,342.95
15 MAY	ANZ INTERNET BANKING PAYMENT 288939 TO ALISON DEDMAN AND RODGER GRAYSON EFFECTIVE DATE 13 MAY 2023	1,500.00		3,842.95
23 MAY	TRANSFER FROM ESSUPER CLEARIN BPINCS014471009064		2,000.00	5,842.95
31 MAY	CREDIT INTEREST PAID		2.40	5,845.35
05 JUN	TRANSFER FROM UNISUPER LIMITED 913859438500605220		2,000.00	7,845.35
30 JUN	CREDIT INTEREST PAID		3.09	7,848.44
TOTALS AT END OF PAGE		\$52,160.00	\$60,008.44	
TOTALS AT END OF PERIOD		\$52,160.00	\$60,008.44	\$7,848.44

This Statement Includes

Interest earned on deposits	\$8.44
-----------------------------	--------

Yearly Summary

Interest earned on deposits	8.44
-----------------------------	------

Previous Year to 30/06/2023 (\$)

330713791_02688 E-2717 S-6310 I-12820

28500
1

Dedman Super General Ledger

As at 30 June 2023

Transaction Date	Description	Units	Debit	Credit	Balance \$
Transfers In (28500)					
<u>(Transfers In) Dedman, Alison - Accumulation (DEDALI00001A)</u>					
23/05/2023	TRANSFER FROM ESSUPER CLEARIN BPINCS014471009064 [SuperStream roll in at 22/05/2023 - PRN:858946370370522378]			2,000.00	2,000.00 CR
				2,000.00	2,000.00 CR
<u>(Transfers In) Grayson, Rodger Bruce - Accumulation (GRARQD00001A)</u>					
05/06/2023	TRANSFER FROM UNISUPER LIMITED 913859438500605220 [SuperStream roll in at 05/06/2023 - PRN:913859438500605220]			2,000.00	2,000.00 CR
				2,000.00	2,000.00 CR

Total Debits: 0.00

Total Credits: 4,000.00

Dedman Super
SuperStream Rollover / Release Authority

As at 30 June 2023

1. Rollover / Release Authority Summary

Member's / Beneficiary's Name: ALISON DEDMAN

Transaction Type: SuperStream Roll In

Date: 22/05/2023

Transaction Status: Roll In Transaction Processed

2. Rollover / Release Authority Details

Member Details:

Is the rollover for a member or a beneficiary? Member

Member's Name: ALISON DEDMAN

Member Account: Default accumulation account

TFN: *****686

Date of Birth: *****1961

Sex: Female

Address: 112 CARPENTER STREET, LAKES ENTRANCE, 3909, VIC, AUSTRALIA

Service Period Start Date: 04/02/1985

Receiving Fund Details:

Is the fund an SMSF? Yes

Name: The Trustee for Dedman Super

ABN: 25440038334

ESA: BGLSF360

Member Client ID:

Bank Account

BSB: 013510

Account Name: DEDMAN SUPER FUND

Account Number: 330713791

Transferring Fund Details:

Is the fund an SMSF? No

Name: EMERGENCY SERVICES SUPERANNUATION SCHEME

ABN: 85894637037

ESA:

USI: ESS0003AU

Member Client ID: INCS014471

28500
3

Dedman Super SuperStream Rollover / Release Authority

As at 30 June 2023

Rollover Transaction Details:

Is the request for the entire balance? No

Payment Reference Number: 858946370370522378

Requested Amount: \$2,000.00

Rollover Components

Tax Free Component: \$884.87

Element Taxed In The Fund: \$1,115.13

Element Untaxed In The Fund: \$0.00

Kiwisaver Tax Free Component: \$0.00

Preservation Amounts

Preserved Amount: \$0.00

Restricted Non-Preserved: \$0.00

Unrestricted Non-Preserved: \$2,000.00

Kiwisaver Preserved Amount: \$0.00

Is the request a Death Benefit Rollover? No

3. SuperStream Rollover / Release Authority Transaction History

Date	Transaction Status	Transaction Source	Processed By
05/10/2023	Roll In Transaction Processed	User created	Amanda Norris
22/05/2023	Roll In Transaction Received	Electronically received (Fund)	SYSTEM

Dedman Super SuperStream Rollover / Release Authority

As at 30 June 2023

1. Rollover / Release Authority Summary

Member's / Beneficiary's Name: RODGER BRUCE GRAYSON

Transaction Type: SuperStream Roll In

Date: 05/06/2023

Transaction Status: Roll In Transaction Processed

2. Rollover / Release Authority Details

Member Details:

Is the rollover for a member or a beneficiary? Member

Member's Name: RODGER BRUCE GRAYSON

Member Account: Default accumulation account

TFN: *****947

Date of Birth: *****1963

Sex: Male

Address: 112 CARPENTER ST, LAKES ENTRANCE, 3909, VIC, AUSTRALIA

Service Period Start Date: 31/12/1989

Receiving Fund Details:

Is the fund an SMSF? Yes

Name: The Trustee for Dedman Super

ABN: 25440038334

ESA: BGLSF360

Member Client ID:

Bank Account

BSB: 013510

Account Name: Dedman Super

Account Number: 330713791

Transferring Fund Details:

Is the fund an SMSF? No

Name: The Trustee for UNISUPER

ABN: 91385943850

ESA:

USI: 91385943850001

Member Client ID: UNIS240575

285 00
5

Dedman Super
SuperStream Rollover / Release Authority

As at 30 June 2023

Rollover Transaction Details:

Is the request for the entire balance? No

Payment Reference Number: 913859438500605220

Requested Amount: \$2,000.00

Rollover Components

Tax Free Component: \$520.12

Element Taxed In The Fund: \$1,479.88

Element Untaxed In The Fund: \$0.00

Kiwisaver Tax Free Component: \$0.00

Preservation Amounts

Preserved Amount: \$2,000.00

Restricted Non-Preserved: \$0.00

Unrestricted Non-Preserved: \$0.00

Kiwisaver Preserved Amount: \$0.00

Is the request a Death Benefit Rollover? No

3. SuperStream Rollover / Release Authority Transaction History

Date	Transaction Status	Transaction Source	Processed By
15/08/2023	Roll In Transaction Processed	User created	Amanda Norris
05/06/2023	Roll In Transaction Received	Electronically received (Fund)	SYSTEM

TAX INVOICE

DATE: 01 May 2023
INVOICE NO: 36825
CLIENT CODE: DEDMASF

Dedman Holdings Pty Ltd
PO Box 948
LAKES ENTRANCE VIC 3909

DEDMAN SUPER

Assist signing forms and email advice regarding contribution caps and funding Alison's pension on 18/01. Clarify property purchase legal name on 19/01. Advice regarding contribution amounts and method for \$50,000 initial deposit then settlement in August on 24/01.

280.00

Discussion and advice regarding rollover, set up of Electronic Service Address and Power of Attorney whilst overseas on 19/04.

320.00

Net Amount \$	600.00
GST \$	60.00
TOTAL AMOUNT DUE	\$ 660.00

Please note our terms are strictly 14 days from the date of invoice.

4600
1

Dedman Super General Ledger

As at 30 June 2023

Transaction Date	Description	Units	Debit	Credit	Balance \$
Benefits Paid/Transfers Out (46000)					
<u>(Benefits Paid/Transfers Out) Dedman, Alison - Accumulation (DEDAL00001A)</u>					
15/05/2023	ANZ INTERNET BANKING PAYMENT 288939 TO ALISON DEDMAN AND RODGER GRAYSON EFFECTIVE DATE 13 MAY 2023		1,500.00		1,500.00 DR
			1,500.00		1,500.00 DR

Total Debits: 1,500.00

Total Credits: 0.00

46000
2

Dedman Super

Minutes of a Meeting of the Director(s)

held on / / at 112 Carpenter Street, Lakes Entrance, Victoria 3909

PRESENT: Alison Dedman and Rodger Bruce Grayson

LUMP SUM PAYMENT: Member Alison Dedman wishes to make the following lump sum payment(s)

Lump Sum Date	Account Name	Amount
15/05/2023	Accumulation	1,500.00

TRUSTEE ACKNOWLEDGEMENT: It was resolved that Trustee(s) have agreed to this and has taken action to ensure the following:

- The Trustee(s) will notify the member, in writing, of their lump sum amount.
- The Trustee(s) will comply with the ATO obligations.

CLOSURE: Signed by the chairperson pursuant to the Fund Deed.

.....
Rodger Bruce Grayson
Chairperson

SIGNED COPY WITH
'2023 SIGNED DEC 21

60400
1



SMSF CASH HUB STATEMENT

STATEMENT NUMBER 1

20 JANUARY 2023 TO 30 JUNE 2023

034/2717



THE MANAGER
DEDMAN SUPER
PO BOX 948
LAKES ENTRANCE VIC 3909

WELCOME TO YOUR ANZ ACCOUNT AT A GLANCE

Account Details

DEDMAN HOLDINGS P/L ATF DEDMAN SUPER

Branch Number (BSB)

013-510

Account Number

3307-13791

Account Descriptor

SMSF

Opening Balance:

\$ 0.00

Total Deposits:

\$ 60,008.44

Total Withdrawals:

\$ 52,160.00

Closing Balance:

\$ 7,848.44

182HSPP903A040831_MU23_010



330713791_02698 E-2717 S-6310 I-12619

NEED TO GET IN TOUCH?



ANZ Internet Banking
anz.com

OR



Enquiries: 13 13 14
Lost/Stolen Cards: 1800 033 844

60400
2

SMSF CASH HUB STATEMENT

Account Number 3307-13791

Transaction Details

Please retain this statement for taxation purposes

Date	Transaction Details	Withdrawals (\$)	Deposits (\$)	Balance (\$)
2023				
20 JAN	OPENING BALANCE			0.00
24 JAN	ANZ INTERNET BANKING FUNDS TFER TRANSFER 249348 FROM 498032404 (DH)		10,000.00	10,000.00
25 JAN	ANZ INTERNET BANKING FUNDS TFER TRANSFER 963738 FROM 498032404 (DH)		1,000.00	11,000.00
25 JAN	ANZ INTERNET BANKING FUNDS TFER TRANSFER 764702 FROM 498032404 (DH)		20,000.00	31,000.00
25 JAN	ANZ INTERNET BANKING FUNDS TFER TRANSFER 670173 FROM 498032404 (DH)		20,000.00	51,000.00
25 JAN	ANZ INTERNET BANKING PAYMENT 960878 TO HIBBERT AND HODGES TRUST ACCOUNT	25,000.00		26,000.00
27 JAN	ANZ INTERNET BANKING PAYMENT 510595 TO HIBBERT AND HODGES TRUST ACCOUNT EFFECTIVE DATE 26 JAN 2023	25,000.00		1,000.00
31 JAN	CREDIT INTEREST PAID		1.35	1,001.35
28 FEB	CREDIT INTEREST PAID		0.38	1,001.73
31 MAR	CREDIT INTEREST PAID		0.43	1,002.16
24 APR	ANZ INTERNET BANKING FUNDS TFER TRANSFER 936934 FROM 498032404 (DH) EFFECTIVE DATE 22 APR 2023		5,000.00	6,002.16
28 APR	CREDIT INTEREST PAID		0.79	6,002.95
15 MAY	ANZ INTERNET BANKING PAYMENT 288864 TO EAGER AND PARTNERS EFFECTIVE DATE 13 MAY 2023	660.00		5,342.95
15 MAY	ANZ INTERNET BANKING PAYMENT 288939 TO ALISON DEDMAN AND RODGER GRAYSON EFFECTIVE DATE 13 MAY 2023	1,500.00		3,842.95
23 MAY	TRANSFER FROM ESSUPER CLEARIN BPINCS014471009064		2,000.00	5,842.95
31 MAY	CREDIT INTEREST PAID		2.40	5,845.35
05 JUN	TRANSFER FROM UNISUPER LIMITED 913859438500605220		2,000.00	7,845.35
30 JUN	CREDIT INTEREST PAID		3.09	7,848.44
	TOTALS AT END OF PAGE	\$52,160.00	\$60,008.44	
	TOTALS AT END OF PERIOD	\$52,160.00	\$60,008.44	\$7,848.44

This Statement Includes

Interest earned on deposits \$8.44

Yearly Summary

Previous Year to 30/06/2023 (\$)

Interest earned on deposits 8.44

EAGER AND PARTNERS
CAPITAL GAINS TAX SUMMARY
(REAL PROPERTY)

77200
 BUY (1)
 VALUE @ COST

CLIENT NAME Dedman Super **YEAR ENDED** 30/06/2023
PREPARED BY AN **DATE PREPARED** 17/10/2023

ASSET Residential
ADDRESS 116 Carpenter St Lakes Entrance

	Date	\$	\$
Proceeds			
Contract Price		0.00	
Net Proceeds			0.00
Cost Base			
Contract Purchase Price	30/01/2023	1,250,000.00	
Capital Allowances Recouped		0.00	
Improvements		0.00	
Acquisition Costs			
Legal/Conveyancing Costs		1,540.00	
Stamp Duty		68,750.00	
Reg fees etc		3,759.35	
		74,049.35	
Selling Costs			
Real Estate		0.00	
Legal/Conveyancing Costs		0.00	
Other (Detail)		0.00	
		0.00	
Holding Costs			
Borrowing Expenses		0.00	
Interest Paid		0.00	
Land Tax		0.00	
Rates - council, water, etc		0.00	
Other (Detail)		0.00	
		0.00	
Sale of P & E @ WDV		0.00	
Total Cost Base			1,324,049.35

77200
BUT
2

TAX INVOICE

The Manager
Dedman Holdings
112 Carpenter Street
LAKES ENTRANCE VIC 3909#

In Account With
BIRDSEY, DEDMAN & BARTLETT
Solicitors
166a Ryrie Street, Geelong 3220
ABN 98 676 242 438



December
2020
to
March
2021

Re: Purchase from Daniel
Property: 116 Carpenter Street, Lakes Entrance

To	Balance of Purchase Money :-		
	Contract Price	\$1,250,000-00	
	Less Deposit	<u>50,000-00</u>	\$1,200,000-00
"	Adjustment of rates etc., as per Statement attached		2,658-26
"	Stamp Duty on Transfer		68,750-00
"	Registration fees on Transfer and Discharge of Mortgage		3,139-90
"	Registration fees on Caveat and withdrawal		58-89
"	Our professional charges on Contract of Sale and Transfer		1,400-00
"	GST (on professional services)		140-00
"	Disbursements as under :-		
	Rate & Land Tax Certificates	421-75	
	Title Search & ASIC Fees	125-05	
	Electronic Settlement Fees	<u>132-66</u>	<u>679-46</u>
	Total		\$1,276,826-51
By	Vendors allowance on discharge of mortgage		<u>118-90</u>
	Amount required to complete purchase		\$1,276,707-61

Dated: 31 August 2023
L.R. Secen
24964

*A receipt will not be issued unless requested.
All files may be destroyed at the expiration of 7 years from the date of the account unless a specific request in writing is received and agreement reached on the terms and conditions for keeping in storage beyond that period.
Where funds are held in trust this Tax Invoice constitutes written notice to you that such funds may be withdrawn from trust to pay the same.*

77280
607
3



WARNING TO ESTATE AGENTS
DO NOT USE THIS CONTRACT FOR SALES OF 'OFF THE PLAN' PROPERTIES
UNLESS IT HAS BEEN PREPARED BY A LEGAL PRACTITIONER

© Copyright August 2019

Contract of sale of land

The vendor agrees to sell and the purchaser agrees to buy the property, being the land and the goods, for the price and on the terms set out in this contract.

The terms of this contract are contained in the –

- particulars of sale; and
- special conditions, if any; and
- general conditions (which are in standard form; see general condition 6.1)

in that order of priority.

SIGNING OF THIS CONTRACT

WARNING: THIS IS A LEGALLY BINDING CONTRACT. YOU SHOULD READ THIS CONTRACT BEFORE SIGNING IT.

Purchasers should ensure that they have received a section 32 statement from the vendor before signing this contract. In this contract, "section 32 statement" means the statement required to be given by a vendor under section 32 of the Sale of Land Act 1962.

The authority of a person signing –

- under power of attorney; or
 - as director of a corporation; or
 - as agent authorised in writing by one of the parties –
- must be noted beneath the signature.

Any person whose signature is secured by an estate agent acknowledges being given by the agent at the time of signing a copy of the terms of this contract.

SIGNED BY THE PURCHASER: *ALISON DEDMAN* ALISON DEDMAN
William Kooser D Grayson on 24/12/2023

Print name(s) of person(s) signing: DEDMAN HOLDINGS PTY LTD ACN 111 847 057 AS TRUSTEE FOR DEDMAN SUPER

State nature of authority, if applicable: Directors

This offer will lapse unless accepted within [] clear business days (3 clear business days if none specified) in this contract, "business day" has the same meaning as in section 30 of the Sale of Land Act 1962

SIGNED BY THE VENDOR: *William Lloyd Daniel*
on 30/12/2023

Print name(s) of person(s) signing: WILLIAM LLOYD DANIEL

State nature of authority, if applicable:

The DAY OF SALE is the date by which both parties have signed this contract.

77200
BUY 4

Particulars of sale

Vendor's estate agent

Name:.....
Address:.....
Email:.....
Tel: Mob: Fax: Ref:

Vendor

Name: **WILLIAM LLOYD DANIEL**
Address: 116 Carpenter Street, Lakes Entrance, VIC 3909

ABN/ACN:
Email: ch@bigpond.net.au

Vendor's legal practitioner or conveyancer

Name: Hibbert & Hodges Lawyers
Address: 2 Gray Street, Lakes Entrance VIC 3909
Email: ghodges@hhlawyers.com.au

Tel.: 03 5155 2377 Mob: Fax: 03 5155 3021 Ref: GH:23/18669

Purchaser

Name: **DEDMAN HOLDINGS PTY LTD ACN 111 847 057 AS TRUSTEE FOR DEDMAN SUPER ABN 25 440 038 334**
Address: 112 Carpenter Street, Lakes Entrance, VIC 3909 Australia

Purchaser's legal practitioner or conveyancer

Name: Birdsey Dedman & Bartlett
Address: level 1/166A Ryrie Street, Geelong, VIC 3220 Australia
PO Box 815, Geelong, Vic 3220

Email: birdsey@bigpond.com
Tel: (03) 5222 3655 Mob: DX: Ref:

Land (general conditions 7 and 13)

The land is described in the table below –

Certificate of Title reference				being lot	on plan
Volume	11084	Folio	841		370317R
Volume		Folio			

If no title or plan references in the table, the land is as described in the section 32 statement or the register search statement and the document referred to as the diagram location in the register search statement attached to the section 32 statement

The land includes all improvements and fixtures.

Property address

The address of the land is **116 Carpenter Street, Lakes Entrance 3909**

Goods sold with the land (general condition 6.3(f)) (list or attach schedule)

Fixtures and fittings of a permanent nature including all fixed floor coverings, light fittings, window furnishings

Payment

Price	\$1,250,000.00		
Deposit	\$50,000.00	by	(of which \$ has been paid)
Balance	<u>\$1,200,000.00</u>	payable at settlement	

Deposit bond

General condition 15 applies only if the box is checked

Bank guarantee

General condition 16 applies only if the box is checked

GST (general condition 19)

Subject to general condition 19.2, the price includes GST (if any), unless the next box is checked

- GST (if any) must be paid in addition to the price if the box is checked
 - This sale is a sale of land on which a 'farming business' is carried on which the parties consider meets the requirements of section 38-480 of the GST Act if the box is checked
 - This sale is a sale of a going concern' if the box is checked
 - The margin scheme will be used to calculate GST if the box is checked

Settlement (general conditions 17 & 26.2)

is due on 31 August 2023

unless the land is a lot on an unregistered plan of subdivision, in which case settlement is due on the later of:

- the above date; and
- the 14th day after the vendor gives notice in writing to the purchaser of registration of the plan of subdivision.

Lease (general condition 5.1)

At settlement the purchaser is entitled to vacant possession of the property unless the box is checked, in which case the property is sold subject to*:

(*only one of the boxes below should be checked after carefully reading any applicable lease or tenancy document)

- a lease for a term ending on with options to renew, each of years
- OR
- a residential tenancy for a fixed term ending on
- OR
- a periodic tenancy determinable by notice

Terms contract (general condition 30)

This contract is intended to be a terms contract within the meaning of the *Sale of Land Act 1962* if the box is checked. (Reference should be made to general condition 30 and any further applicable provisions should be added as special conditions)

Loan (general condition 20)

This contract is subject to a loan being approved and the following details apply if the box is checked:

Lender:

(or another lender chosen by the purchaser)

Loan amount: no more than

Approval date:

TAX INVOICE

The Manager
Dedman Holdings
112 Carpenter Street
LAKES ENTRANCE VIC 3909#

In Account With
BIRDSEY, DEDMAN & BARTLETT
Solicitors
166a Ryrie Street, Geelong 3220
ABN 98 676 242 438

December
2020
to
March
2021

Re: Purchase from Daniel
Property: 116 Carpenter Street, Lakes Entrance

To	Balance of Purchase Money :-		
	Contract Price	\$1,250,000-00	
	Less Deposit	<u>50,000-00</u>	\$1,200,000-00
"	Adjustment of rates etc., as per Statement attached		2,658-26
"	Stamp Duty on Transfer		68,750-00
"	Registration fees on Transfer and Discharge of Mortgage		3,139-90
"	Registration fees on Caveat and withdrawal		58-89
"	Our professional charges on Contract of Sale and Transfer		1,400-00
"	GST (on professional services)		140-00
"	Disbursements as under :-		
	Rate & Land Tax Certificates	421-75	
	Title Search & ASIC Fees	125-05	
	Electronic Settlement Fees	<u>132-66</u>	<u>679-46</u>
	Total		\$1,276,826-51
By	Vendors allowance on discharge of mortgage		<u>118-90</u>
	Amount required to complete purchase		\$1,276,707-61

Dated: 31 August 2023
L.R. Secen
24964

EXPENSE
NOT COST
BASE

- 2658.26

\$ 1,274,049.35

A receipt will not be issued unless requested.
All files may be destroyed at the expiration of 7 years from the date of the account unless a specific request in writing is received and agreement reached on the terms and conditions for keeping in storage beyond that period.
Where funds are held in trust this Tax Invoice constitutes written notice to you that such funds may be withdrawn from trust to pay the same.



Accounts summary

Account	Payment reference number	Overdue	Balance
Income tax 002 THE TRUSTEE FOR DEDMAN SUPER	002005836892388621		\$0.00
Activity statement 004 THE TRUSTEE FOR DEDMAN SUPER	004254400383344260		\$0.00
<i>Unclaimed superannuation money 001 THE TRUSTEE FOR DEDMAN SUPER</i>			
USM Reporting		\$0.00	