

Albury McLean Superannuation Fund		Superannuation Fund Asset Valuation										
		Purchase Date	Units Held	30-Jun-19	Stamp Duty & Brokerage	Total Cost	Market Value 30/06/2018	Movement Buy/Sell	Value 30/06/2019	Market Value 30/06/2019	Increase/ (Decrease)	Code
Property												
1	4/11 Clancys Road Mount Evelyn	28/02/2017	1.0000			320,193.19	320,000.00			320,000.00	0.00	281570890
	Legal	28/02/2017				1,108.49	0.00			0.00	0.00	
	Land Transfer	28/02/2017				917.00	0.00			0.00	0.00	
	Stamp Duty	28/02/2017				16,190.00	0.00			0.00	0.00	
			1.0000			338,408.68	320,000.00			320,000.00	0.00	
TOTAL CHANGE IN MARKET VALUE PROPERTY												
						338,408.68	320,000.00			320,000.00	0.00	
TOTAL CHANGE IN MARKET VALUE												
											0.00	



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Produced 09/03/2017

14:36 hr

Under the Transfer of Land Act 1958

I certify that the registered proprietor is the proprietor of the estate and interest in the land subject to the encumbrances, caveats and notices described



REGISTRAR OF TITLES

LAND DESCRIPTION

Lot 4 on Plan of Subdivision 302971E.
PARENT TITLE Volume 04761 Folio 071

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors

PETER DAMIAN MCLEAN

LEISA JANE ALBURY both of 15 MCKILLOP ROAD MOUNT EVELYN VIC 3796
AN632766D 09/03/2017

ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

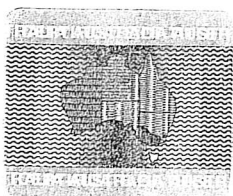
SEE PS302971E FOR FURTHER DETAILS AND BOUNDARIES

END OF CERTIFICATE

ORIGINAL HELD BY

Williams & Lay Lawyers
13 Castella St Lilydale VIC 3140
Ph: 9737 6100 Fax: 9737 6155

CERTIFICATE OF TITLE - VICTORIA



2815

WILLIAMS & LAY ⁺LAWYERS

Office: 13 Castella Street
Lilydale Vic 3140
Mail: PO Box 125
Lilydale Vic 3140

ABN: 47 988 374 991
Principal - Evan Joseph Lay
Consultant - Brian F Williams
Consultant - Margaret Williams

DX: 34048 Lilydale Vic
Phone: 03 9737 6100
Fax: 03 9737 6155
kathryn@williamslay.com.au

Mr P McLean & Mrs L Albury
15 McKillop Road
MOUNT EVELYN VIC 3796

Our Ref: KG:17/5066
Your Ref:

1 March 2017

Dear Peter & Leisa,

RE: **Your purchase from Panetta**
Property: 4/11 Clancys Road, Mount Evelyn

We confirm that settlement took place on 28 February 2017.

Registration of transfer

We are attending to the stamping and registration of the transfer of land and will let you know when the certificate of title, showing you as registered proprietor is received by our office. We will hold same in safe-keeping on your behalf unless otherwise instructed.

Adjustments

We refer to statement of adjustments and settlement statement previously forwarded to you and note that council, water and owners corporation 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

A copy of our invoice is attached which shows the amount paid by you for our costs and reimbursements.

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.

WILLIAMS & LAY LAWYERS

STATEMENT OF ACCOUNT

McLean & Albury purchase from Panetta
Property: 4/11 Clancys Road, Mount Evelyn

Settlement as at 28/02/2017

To: Amount due on settlement (as per attached Statement adjustment sheet)		\$321,466.56
To: Our memorandum of costs & disbursements		\$1,218.34
To: Land Titles Office (registration of Transfer)		\$917.00
To: State Revenue Office (stamp duty on transfer)		\$16,190.00
By: Amount paid by you to our Trust Account	\$340,056.51	
To: Balance from Trust to be refunded to you		\$264.61
	<u>\$340,056.51</u>	<u>\$340,056.51</u>

10/3- SPOKE TO KATHERINE RE: \$264.61
SHOULD BE PAID IN NEXT FEW DAYS.

**MCLEAN & ALBURY FROM PANETTA
PROPERTY: 4/11 CLANCYS ROAD, MOUNT EVELYN**

STATEMENT OF ADJUSTMENTS

DATE OF SETTLEMENT: 28/02/2017

	VENDOR	PURCHASER
*GST is applicable on these items		
*Yarra Ranges Council - Rates, Charges & Levies \$2,169.80 Annually Paid to 30/06/2017 Purchaser allows 122 days		725.25
*Yarra Valley Water - Drainage \$28.95 Quarterly Paid to 31/03/2017 Purchaser allows 31 days		9.97
*Yarra Valley Water - Parks & Gardens \$74.37 Annually Paid to 30/06/2017 Purchaser allows 122 days		24.86
*Yarra Valley Water - Water Service Charge \$69.90 Quarterly Paid to 31/03/2017 Purchaser allows 31 days		24.08
*Yarra Valley Water - Sewerage Service Charge \$134.90 Quarterly Paid to 31/03/2017 Purchaser allows 31 days		46.47
Yarra Valley Water - Water Usage Charge from 18/11/2016 to 28/02/2017 at \$0.03 per day charge 103 days = \$3.09		
Yarra Valley Water - Sewerage Disposal Charge from 18/11/2016 to 28/02/2017 at \$0.02 per day charge 103 days = \$2.06		
*Melbourne Body Corporate Management - Owners Corporation Fees \$1,479.40 Quarterly Paid to 31/03/2017 Purchaser allows 31 days		502.59
	\$0.00	\$1,333.22
Less Vendor's Proportion		0.00
PURCHASER TO PAY VENDOR		\$1,333.22

100.35

SETTLEMENT STATEMENT

Purchase Price:	320,000.00
Less Deposit Paid:	32,000.00
Balance:	288,000.00
Plus adjustments:	1,333.22
Plus GST on Applicable items:	133.34
Plus GST on Contract Price:	32,000.00
BALANCE DUE TO VENDOR:	\$321,466.56

MCLEAN & ALBURY FROM PANETTA
PROPERTY: 4/11 CLANCYS ROAD, MOUNT EVELYN

SETTLEMENT CHEQUES

Ballards Solicitors	1,273.35
Yarra Ranges Council	1,084.00
Yarra Valley Water (includes amount for water and sewerage usage charges)	238.90
Gino and Carol Panetta	318,870.31
TOTAL CHEQUES:	<u>\$321,466.56</u>

Prepared on: 27 February 2017
By: WILLIAMS & LAY LAWYERS
Our Ref: KG:17/5066
E. & O. E.

WILLIAMS & LAY ⁺LAWYERS

Office: 13 Castella Street
Lilydale Vic 3140
Mail: PO Box 125
Lilydale Vic 3140

ABN: 47 988 374 991
Principal - Evan Joseph Lay
Consultant - Brian F Williams
Consultant - Margaret Williams

Phone: 03 9737 6100
Fax: 03 9737 6155
kathryn@williamslay.com.au

Our Ref: KG:KG:17/5066

Mr P McLean & Mrs L Albury
15 McKillop Road
MOUNT EVELYN VIC 3796

16 February 2017

TAX INVOICE NO. 2033
PURCHASE -4/11 CLANCYS ROAD, MOUNT EVELYN

Professional Fees

Date	Description	Amount	GST
07/02/2017	To our professional costs for acting in relation to your purchase	\$631.82	\$63.18
		\$631.82	\$63.18

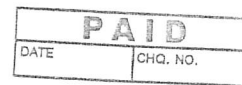
Disbursements

Date	Description	Amount	GST
	InfoTrack search fee	\$395.47	\$40.05
24/01/2017	FileMan: File Management - Secure Retention & Destruction Service	\$39.00	\$3.90
07/02/2017	Office Sundries	\$20.00	\$2.00
07/02/2017	Express postage B4	\$7.20	\$0.72
16/02/2017	Bank Fee	\$15.00	\$0.00
		\$476.67	\$46.67

Amount	+ GST	- Payments Received	= BALANCE DUE
1,108.49	109.85	0.00	1,218.34

Yours faithfully
Williams & Lay Lawyers

Per: 
Kathryn Garrioch
E. & O.E.



*Cost of secure storage of your file for seven years as required by law and secure destruction. File will be destroyed after seven years, please contact us if you require any documents from the file.

Gino and Carol Panetta
PO Box 4330
KNOX CITY CENTRE VIC 3152

ABN 54 557 060 121

TO: The Albury Mclean Superannuation Fund
15 Mckillop Road,
MOUNT EVERLYN VIC 3796

TAX INVOICE

No. 01

Purchase price	\$320,000.00
Adjustments on outgoings	<u>\$ 1333.22</u>
Total Purchase price	\$321,333.22
GST	<u>\$ 32,133.32</u>
<u>TOTAL</u>	<u>\$353,466.54</u>