

Our Reference: 210941

18 November 2021

Mr & Mrs G Spencer
Glenwyn Property Holdings Pty Ltd
24 Andreas Street
PETERSHAM NSW 2049

Dear Glen and Bronwyn

**Glenwyn Property Holdings Pty Ltd Purchase from Schmidt
Property: Flat 1/64-66 Molle Street, Hobart, Tasmania 7000**

We refer to your above property purchase and attach your settlement statement and tax invoice.

You will see from the settlement statement that rates and land tax have only been estimated as the property has not yet been separately assessed. Settlement will be on the basis that you will be responsible for the payment of any additional rates and land tax from the date of settlement following any re-assessment.

Your Lender, Liberty Financial, has advised us that they will advance an amount of \$349,260.40 at settlement, as you can see from the statement this will leave a shortfall in funds of \$195,586.65.

Settlement of your purchase has been booked in for 2.00 on 19 November 2021.

Funds are required to be in our trust account as cleared funds prior to settlement. A bank cheque made payable to Goodman Conveyancing can be dropped into our office prior to settlement. If paying by personal cheque we require 3 full working days to ensure funds are cleared in time.

If you prefer to transfer these funds electronically or directly deposit into our trust account, due to recent fraud attempts we are unable to include these details in an email and will therefore shortly provide details of our trust account to you by SMS text message.

You do not need to attend settlement, as we will attend on your behalf. We will contact you when settlement has been completed and keys will be made available to you or your representative from the You should arrange with the agent to inspect the property before settlement. Inspection is to ensure that the property has not been damaged or the chattels included in the contract have not been removed. Please advise us if you have any issues with your inspection in sufficient time prior to settlement to ensure these can be resolved without a delay in settlement.

Please feel free to contact our office should you require any further information.

Yours faithfully
GOODMAN CONVEYANCING



Virginia Bennetts
Senior Conveyancer
virginia@goodconvey.com

GOODMAN CONVEYANCING

SETTLEMENT STATEMENT

Purchaser: *Glenwyn Property Holdings Pty Ltd*
Purchasers Address: *24 Andreas Street, Petersham, NSW 2049*
Vendor: *Schmidt*
Property: *Flat 1/64-66 Molle Street, Hobart*
Settlement Date: *19 November 2021*

210941

	Debit	Credit
Your purchase from Schmidt		
Purchase price	575,000.00	
Your proportion of Municipal Rates @ \$1,096.94 9 (estimated) p.a from 19.11.2021 to 30.06.2022	670.19	
Your proportion of Land Tax @ \$325.00 (estimated) p.a from 19.11.2021 to 30.06.2022	198.56	
Stamp duty on Transfer	21,435.00	
Filing fee on Transfer	216.15	
First Title Insurance Premium	627.15	
Our fees and disbursements as detailed in the attached tax invoice	1,700.00	
Deposit paid by you		55,000.00
Your mortgage to Liberty Financial		
Funds to be provided by your bank at settlement		349,260.40
Funds to be provided by you prior to settlement		195,586.65
<i>Total</i>	\$599,847.05	\$599,847.05