



Eastcoast Conveyancing

Property Transfer Specialists

PO Box 695 Bairnsdale Vic 3875 | 157 Main Street Bairnsdale | DX 82212 Bairnsdale Vic
Phone (03) 5152 1171 | Fax (03) 5152 6033 | Email info@eastcoastconvey.com.au | ABN 27 083 991 244

20 February, 2018

Our ref: 18-6072

Mr K & Mrs M Rollo
67 Lake Side Drive
LAKE TYERS BEACH 3909

Dear Kevin and Michelle,

**Your purchase of
39 Flounders Road, LAKE TYERS BEACH**

Thank you for your instructions in relation to the purchase of the above property. We now confirm your instructions and the following details regarding your purchase:

Purchase Price \$230,000.00

Settlement date Monday, 12 March 2018

The deposit of \$23,000.00 is due on the signing of the Contract of Sale payable to Eastcoast Conveyancing

Please refer to the attached copy of the Contract of Sale for any special conditions and the due dates.

The property is to be purchased in the name of:

Kevin George Rollo and Michelle Ann Rollo as Trustees for MK Rollo Super Fund

Joint proprietors. This means that on the death of either party the property will automatically pass to the surviving proprietor(s).

No stamp duty concessions will apply as the property is for investment purposes. A duties form will be forwarded to you for signing when complete.

Government Fees

We estimate the following government fees will apply to your purchase. Please allow for these fees at settlement in addition to the balance of the purchase price.

Stamp duty on Transfer of Land (no exemptions)	\$8,870.00
Land Titles Office registration fee on Transfer of Land	\$633.00
Property Exchange Australia (PEXA) fees if applicable	\$110.55

sent cheque
22/2/18.

From L/E
P/office

Tax Invoice: 4564



MEMBER

Riviera Pest Control PTY LTD

Phone: 51524136 Fax: 51527419 Mobile: 0409862617

Web: www.rivierapestcontrol.com.au Email: info@rivierapestcontrol.com.au

P.O. Box 811 Bairnsdale Vic 3875

DHS Licence No: L3862 Insurance Accreditation No: 855 A.B.N. 87 095 704 902

Date: 17 / 2 / 2018

Account For

Kevin & Michelle Rollo
67 Lakeside Drive
Lake Tyres Beach Vic 3909

Job Address

39 Flounder Road
Lake Tyres Beach Vic 3909

Pest Service Details

Date	Description	Price
16 / 2 / 18	Pre – Purchase Timber Pest Inspection and Report	\$330.00
Sub Total		\$330.00
G.S.T		\$ 33.00
Total		\$363.00

Terms 7 Days.

REMITTANCE ADVICE

PLEASE USE INVOICE NUMBER FOR BANK REFERENCE

From – Kevin Rollo

Mail To : P.O.Box 811 Bairnsdale Vic 3875

Bank Details.

Account Name : Riviera Pest Control Pty Ltd

Bank : Westpac.

BSB No : 033 203

Account No : 238626

Date: 17 / 2 / 2018

Invoice No: 4564

Amount Paid \$



TAX INVOICE

Gippisland Property Inspections
728 Princess Hwy Bairnsdale Vic 3875 Mob
0438 012210
Inspected By: Robert Treasure

Inspection Date: 2/15/2018
Report ID: 2181707

Customer Info:	Inspection Property:
M K Rollo Superfund 67 Lakeside Drive Lake Tyers Beach VIC 3909	39 Flounder Road Lake Tyers Beach VIC
Customer's Real Estate Professional:	

Inspection Fee:

Service	Price	Amount	Sub-Total
Timber weatherboard, fibre cement or rendered home	540.00	1	540.00
			Tax \$54.00
			Total Price \$594.00

Payment Method: Received payment by Cheque, Thank You

Payment Status: Paid

Note: EFT Payment Details BSB 013510 ACC 484621769 (please use report ID No. in reference field)
ANZ BANK

To effect settlement we require the following cheques as directed. Please place the total funds of \$218,122.55 into our trust account in readiness for settlement. We will then on your behalf write out the following cheques. Trust Account Details are as follows:

NAME: Eastcoast Conveyancing Trust Account

\$ 218,150.55

BANK: National Bank (Sale Branch)

B.S.B: 083-879

ACCOUNT NO: 17-068-3027

REFERENCE NO: 18-6072

Bank Cheques Required:

Commonwealth Bank A/C J Wilson \$206,764.05

The following cheques can be personal cheques:

East Gippsland Water \$284.61
East Gippsland Shire \$329.00

Total amount due to Vendor as per statement of adjustments \$207,377.66

Additional cheques for our costs and Government stamping and registration:

Eastcoast Conveyancing \$1,126.99
State Revenue Office \$8,870.00
Registrar of Titles (Must be a Bank Cheque) \$747.90

Total funds required \$218,122.55

Therefore while you may have been asked to provide cheques on behalf of the Vendor (seller) for such things as shire rates, water rates, land tax and the Vendors Conveyancing costs, you can clearly see that these amounts have been deducted from the balance payable to the Vendor.

We enclose for your reference our Account in total, which includes appropriate Government Stamp Duty and Registration fees, Lodgement and Settlement fees.

Should you have any queries, however minor, do not hesitate to contact this Office.

On behalf of Eastcoast Conveyancing we thank you for entrusting us with the purchase of your new property.

Yours faithfully

Per:
Eastcoast Conveyancing

Statement of Adjustment as at 13/03/2018
Eastcoast Conveyancing Group Pty Ltd

Purchaser: Kevin George Rollo, Michelle Ann Rollo
Vendor: Joseph Barry Wilson
Property: 39 Flounders Road LAKE TYERS BEACH VIC 3909

Adjustment Description				VENDOR	PURCHASER
Council Rates (Annually)			\$1,649.40	\$0.00	\$492.56
Paid	From: 01 Jul 2017	To: 30 Jun 2018	Purchaser Allows	109 Days	
Additional Fees/Allowances					
VIC - Vendor allows Discharge of Mortgage fee				\$114.90	\$0.00
Less Vendor's Portion				<u>\$114.90</u>	<u>\$492.56</u>
Purchaser to Pay Vendor					<u>\$114.90</u>
					<u>\$377.66</u>

Statement of Settlement

Purchase Price	\$230,000.00
Plus Adjustments	<u>\$377.66</u>
	\$230,377.66
Less Deposit	\$23,000.00
BALANCE DUE TO VENDOR	<u>\$207,377.66</u>

Cheques

East Gippsland Shire Council	\$329.00
East Gippsland Water	\$284.61
Vendor or as directed	<u>\$206,764.05</u>
Total:	\$207,377.66

PARTICULARS OF SALE

VENDOR'S ESTATE AGENT

Private Sale

VENDOR

Joseph Barry Wilson
39 Flounder Road
LAKE TYERS BEACH VIC 3909

VENDOR'S LEGAL PRACTITIONER OR CONVEYANCER

Eastcoast Conveyancing
of PO Box 695, BAIRNSDALE VIC 3875

Tel: (03) 5152 1171 Fax: (03) 5152 6033 Ref: 18-5972 Email: info@eastcoastconvey.com.au

PURCHASER

Kevin George Rollo and Michelle Anne Rollo as trustees for MK Rollo Super Fund
67 Lake Side Drive
LAKE TYERS BEACH VIC 3909

PURCHASER'S LEGAL PRACTITIONER OR CONVEYANCER

Eastcoast Conveyancing
of PO Box 695 BAIRNSDALE VIC 3875

Tel: 0351521171 Fax: 0351526033 Ref: L Mills Email: info@eastcoastconvey.com.au

LAND (general conditions 3 & 9)

The Land is:-
Described in the table below

Certificate of Title Reference	Being Lot	On plan
9933/627	1	TP 143436

OR

described in the copy of the Register Search Statement and the document or part document referred to as the diagram location in the Register Search Statement, as attached to the Section 32 Statement if no title or plan references are recorded in the table above or if the land is general law land.

The Land includes all improvements and fixtures.

PROPERTY ADDRESS

The address of the land is:
39 Flounder Road Lake Tyers Beach Vic 3909

GOODS SOLD WITH THE LAND
(general condition 2.3(f))

All fixed floor coverings, light fittings, window furnishings and all fixtures and fittings of a permanent nature.

PAYMENT (general condition 11)

Price	\$230,000.00	
Deposit	\$23,000.00	Payable on the signing hereof
Balance	\$207,000.00	payable at settlement

GST (General condition 13)

The price includes GST (if any) unless the words '**plus GST**' appear in this box:

Not applicable

If this is a sale of a 'farming business' or 'going concern' then add the words '**Farming business**' or '**going concern**' in this box:

Not applicable

If the margin scheme will be used to calculate GST then add the words '**margin scheme**' in this box:

Not applicable

SETTLEMENT (general condition 10)

Is due on Monday, 12 March 2018

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; or
- 14 days after the vendor gives notice in writing to the purchaser of registration of the plan of subdivision.

LEASE (general condition 1.1)

At settlement the purchaser is entitled to vacant possession of the property unless the words '**subject to lease**' appear in this box:

Not applicable

in which case refer to general condition 1.1.

TERMS CONTRACT (general condition 23)

If this contract is intended to be a terms contract within the meaning of the **Sale of Land Act 1962** then add the words '**terms contract**' in this box, and refer to general condition 23 and add any further provisions by way of special conditions:

Not applicable

LOAN (general condition 14)

The following details apply if this contract is subject to a loan being approved:

Lender: Not applicable

Loan amount:

Approval date:

SPECIAL CONDITIONS

This contract does not include any special conditions unless the words '**special conditions**' appear in this box:

SPECIAL CONDITIONS

If the contract is subject to 'special conditions' then particulars of the special conditions are as follows.



COPY

Volume 09933 Folio 627

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Page 1 / 1

Produced 14/03/2018

08:37 hr

CERTIFICATE OF TITLE - VICTORIA

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

Jan Jreson 

REGISTRAR OF TITLES

LAND DESCRIPTION

Lot 1 on Title Plan 143436Y.
PARENT TITLE Volume 08323 Folio 364
Created by instrument N927333J 29/12/1988

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
KEVIN GEORGE ROLLO
MICHELLE ANN ROLLO both of 67 LAKE SIDE DRIVE LAKE TYERS BEACH VIC 3909
AQ817912P 14/03/2018

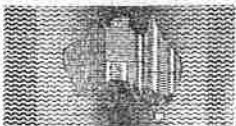
ENCUMBRANCES, CAVEATS AND NOTICES

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 TP143436Y FOR FURTHER DETAILS AND BOUNDARIES

END OF CERTIFICATE



THIS CERTIFICATE CONTAINS INFORMATION CORRECT AT THE TIME OF PRINTING.
CURRENT INFORMATION SHOULD BE OBTAINED BY A SEARCH OF THE REGISTER.