

Our Ref: MK:AK:190540  
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30 July 2021

Ms VK Wicks  
Unit 21 2A Duke Street  
KENSINGTON NSW 2033

### Sent by Email

Dear Vicki

### Your Sale to Barry Property: Unit 21/2A Duke Street, Kensington

We are delighted to confirm settlement took place on 30 July 2021.

#### Settlement money

On settlement the sum of \$833,255.80 calculated in accordance with the attached settlement adjustment sheet was received and the money was disbursed as follows:

1. PEXA Fees	\$117.92
2. Titlespace	\$900.93
3. Water Rates	\$154.46
4. Council Rates	\$391.80
5. Loan Payout	\$ 414,763.47
6. Vendor's Funds	\$416,927.22

#### Foreign resident capital gains withholding

You will note that as a clearance certificate was provided there was no payment made to the Australian Taxation Office on account of foreign resident capital gains withholding.

#### Notification of sale

A notice of sale has been lodged and future rate assessments and notices of valuation will be sent to the purchaser.

#### Deposit and payment of the agent's commission

We have provided the agent with the required authority to account to you for the balance of the deposit after deduction of their commission.

#### Insurance

As you will appreciate the insurance on the property can now be cancelled and a refund of part of the premium requested. Where contents are covered you may wish to keep that section of the policy current in which event you should advise your insurer of your new address.

#### Costs

A copy of our office receipt is enclosed which shows the amount paid by you for our costs and disbursements. **Please do not pay our invoice as this was paid on settlement.**

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Titlespace Conveyancing Pty Ltd trading as Titlespace  
ABN 14 633 723 163

Titlespace Conveyancing Pty Ltd is an incorporated legal practice.  
Liability limited by a scheme approved under Professional Standards Legislation.  
Legal practitioners employed by the company are members of the scheme.

**Taxes**

If capital gains tax (CGT) applies to the sale then the relevant date of the sale is the date of exchange, which was 19 June 2021.

If the sale was a taxable supply and goods and services tax (GST) is payable then the details of this transaction must be included in your activity statement for the current tax period and any GST outstanding paid. Again, if applicable, a tax invoice was given to the purchaser on settlement.

**Archiving**

Currently our offices are closed due to the Covid-19 lockdown, we invite you to collect your file from our office when they reopen. An electronic copy of the complete file will be kept in our system for future access.

We hope you were happy with Titlespace's services throughout your transaction. Thank you again for choosing us, we really appreciate your business, support and feedback. In this regard, we would be incredibly grateful if you could take a minute to write a quick Google review for us. This will allow us to improve our services and let others recognise the value we provide.

We thank you for your instructions and look forward to assisting you again in the future.

Yours faithfully

**Titlespace**



Marwan Kojok  
Managing Partner