



LEGAL ELEMENTS QLD

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Our Ref: KH:2020271

21 September 2021

Thea Close Pty Ltd
1 Blair Court
WARRANWOOD VIC 3134

Dear Michael & Etta,

Your purchase from Royalway Pty Ltd A.C.N. 059 052 694
Property: 14 Thea Close, Wyndham Vale

Settlement of this matter is expected on or before **Thursday 30 September 2021**. We understand that you are advancing the balance funds required for settlement. Please arrange to immediately transfer the balance of CLEARED FUNDS to our trust account in the sum of **\$132,251.60** as soon as possible. Our trust account details are as follows:

Legal Elements QLD Law Practice Trust
Westpac – 154/162 Cavendish Road, Coorparoo
BSB 034 037 Account: 383 311

Transferring your Equity Money

- Telegraphic Transfer at your Bank branch will cost around \$30.00 and we will receive cleared funds usually within a few hours (when transferred before 11:00am).
- You may have a cheque book – you can deposit your cheque at a Westpac branch and ask for a “Special Answer” which will cost you \$16.00 when making the deposit and the funds will be cleared into our trust account within 24 hours.
- If your funds are already in a Westpac account you can transfer the funds over the counter at your Westpac branch at no cost and they will be cleared funds immediately.

Cleared funds are requested. If not, a cheque will otherwise take approximately three working days to clear the moneys before we can draw against it for settlement on the fourth day. Please also advise our office once your banker has transferred the funds so that we may trace the deposit through our trust account.

If you have any queries, please do not hesitate to contact our office.

Yours faithfully
Legal Elements QLD

Kylie Hrstich
Principal/Solicitor

www.legalelements.com.au

Personal Liability limited by a scheme approved under professional standards legislation

SETTLEMENT STATEMENT (Draft) THEA CLOSE PTY LTD AS TRUSTEE - 2020271**Thea Close Pty Ltd as trustee - Purchase from Royalway Pty Ltd****Property: 14 Thea Close, Wyndham Vale, VIC****Settlement Date: 30 September 2021**

Purchase price	\$570,000.00
Less deposit held	\$57,000.00
	\$513,000.00
Less Registration fees on Release of Mortgage allowed by Seller	TBA \$
	\$513,000.00
Plus adjustment for rates on \$TBA for #/366 days	TBA \$1,000.00
Amount required by Seller to complete purchase	\$514,000.00

Funds required for Settlement:

Amount required to settle purchase as shown above	\$514,000.00
Stamp Duty paid on Contract (no GST payable)	\$14,635.00
Professional fees and outlays (including GST)	\$1,800.00
JLF CARS Agreement Fee	\$5,700.00
PEXA fee – online conveyance	\$116.60
Sundry Allowance (for estimation purposes) – only to be used if short in figures	\$1,000.00
	\$537,251.60
Amount to be received from your Bank at settlement (estimate)	TBA
Loan amount \$410,000.00 LESS \$5,000.00 est lender fees and charges	\$405,000.00
	\$132,251.60
Moneys received from you	\$Nil
Approximate balance due by you in order to finalise this matter	\$132,251.60