

LVE Super Pty Ltd Your purchase from Aurizon Property Pty Ltd

Jennifer Suen <jsuen@topgunconveyancing.com.au>

Tue 27/11/2018, 11:47 PM

To: leoembalsado@hotmail.com <leoembalsado@hotmail.com>

📎 1 attachments (84 KB)

InfoTrack_QLD Land Tax Certificate - 6403_CPC19655.pdf;

Hi Leo

We are writing to confirm that your settlement is booked for 3 December 2018.

Please see below our draft settlement statement subject to the seller's agreement. The estimated shortfall of funds required to complete settlement is **\$79,801.00** which is highlighted below.

Please kindly arrange "Telegraphic Transfer" to our trust account as follows:-

Name of Account:	Colwell Wright Solicitors Pty Ltd A.C.N. 095 276 136 Law Practice Trust Account (T/A Top Gun Conveyancing)
Bank:	National Australia Bank
BSB:	084-004
Acc No:	84-829-9089
Reference:	955041 LVE SUPER

If you haven't already, please ensure that you arrange your pre-settlement inspection of the property through the Real Estate Agent. Please let me know if there are any major concerns at the earliest opportunity.

I have attached a copy of searches for your records; please contact me if you have any questions. Still pending the Cloncurry council search.

We will call you on the day of the settlement to confirm once settlement is complete. We will then send confirmation to the Real Estate Agent and you may then collect the keys.

SETTLEMENT STATEMENT

MATTER:	LVE SUPER PTY LTD from AURIZON PROPERTY PTY LTD
PROPERTY:	52 STEELE STREET, CLONCURRY QLD 4824
SETTLEMENT DATE:	03 December 2018
ADJUSTMENT DATE:	03 December 2018
SETTLEMENT PLACE:	TBA, BRISBANE
SETTLEMENT TIME:	2:00pm

	Amount(\$)
CONTRACT PRICE	85,000.00
LESS DEPOSIT	<u>8,500.00</u>
	76,500.00
PLUS COUNCIL RATES	
\$0.00 paid for the quarter 01 October 2018 to 31 December 2018	
Proportion being 28/92 days	
*** PENDING SEARCHES ***	
	<u>TBA</u>
	76,500.00

	Amount(\$)
LESS WATER USAGE	
Daily average based on search meter reading () of 0 litres less last billed reading () of 0 litres = 0 litres over 0 days = 0.000kL per day - 03/12/2018 = 0 days at 0.000kL per day = 0.000kL @ 368.30 cents per kL *** PENDING SEARCHES ***	<u>TBA</u>
CONTRACT BALANCE	\$76,500.00

Funds Required for Settlement	
	Amount (\$)
Contract Balance	76,500.00
Plus Conveyancing account	2,701.00
Plus Bank cheque fees & Ancillary	600.00
Less Funds in trust	0.00
BALANCE TO TRANSFER	\$79,801.00

Payee	Amount (\$)
1. Commissioner of State Revenue	1,245.25
2. TBA	75,254.75
TOTAL	\$76,500.00

Kind Regards
Jennifer Suen
Conveyancer



Colwell Wright Solicitors Pty Ltd A.C.N. 095 276 136

Liability limited by a scheme approved under professional standards legislation.

www.colwellwright.com.au

www.topgunconveyancing.com.au

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Warning: Do not act on ANY email instruction purporting to change or alter previously provided Bank Account details unless confirmed verbally (and subsequently in writing) by Colwell Wright Solicitors.

