

Lve Super Pty Ltd Your purchase from Aurizon Property Pty Ltd

Jennifer Suen <jsuen@topgunconveyancing.com.au>

Tue 30/10/2018, 2:38 AM

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

📎 2 attachments (626 KB)

InfoTrack_QLD Land Tax Certificate - 28_SP130135.pdf; InfoTrack_QLD Certificate (over \$130) - Cloncurry Shire Council_Rates Search with Water Meter Reading - 28_SP130135.pdf;

Hi Leo

We are writing to confirm that your settlement is booked for **31 October 2018**

Please see below our draft settlement statement subject to the seller's agreement. The estimated shortfall of funds required to complete settlement is **\$84,468.62** 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:	954807 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.

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 AS TRUSTEE from AURIZON PROPERTY PTY LTD
PROPERTY:	78 SEYMOUR STREET, CLONCURRY
SETTLEMENT DATE:	05 November 2018
ADJUSTMENT DATE:	05 November 2018
SETTLEMENT PLACE:	CORRS CHAMBERS WESTGARTH, 42/111 EAGLE STREET, BRISBANE
SETTLEMENT TIME:	TBA

	Amount(\$)
CONTRACT PRICE	85,000.00
LESS DEPOSIT	<u>1,000.00</u>
	84,000.00
PLUS COUNCIL RATES	
\$1,046.90 paid for the period 01 July 2018 to 31 December 2018 Proportion being 56/184 days	318.62

	Amount(\$)
CONTRACT BALANCE	\$84,318.62

Funds Required for Settlement	
	Amount (\$)
Contract Balance	84,318.62
Plus Conveyancing account	2,521.00
Plus Bank cheque fees & Ancillary	150.00
Less Funds in trust	2,521.00
BALANCE ON SETTLEMENT	\$84,468.62

Reference: 954807

Prepared by: Colwell Wright Solicitors (JS) 30/10/2018 12:36

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.

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