

Our Ref:
Contact:

KB:21:0496
Kylie Bazzi

14 January 2022

Spring Camellia Holdings Trust
44 Narooma Road
NORTHBRIDGE NSW 2063

BY EMAIL: commercial@applecakes.net

Dear Ted,

Your Purchase from Leichts Holdings Pty Ltd ACN 009 804 353
Property: 384 South Street, Harristown

We are pleased to advise settlement of your purchase is scheduled to take place on, 14 January 2022.

Please find below breakdown of funds required for settlement;

Balance of Purchase		\$994,758.06
Balance due to us	Including Government Searches	\$3,473.90
Stamp duty		\$40,900.00
Bank cheque fees		\$50.00
Palise Property Fees		\$20,790.00
Less funds from Bank	\$729,922.73	
TOTAL REQUIRED TO SETTLE;		\$330,049.23

We confirm you transferred \$343,733.51 into our settlement agents trust account so we will be refunding you \$13,684.28 at settlement back into your super account.

We enclose settlement adjustment sheet which sets out the adjustment of rates and charges between you and the vendor at settlement along with our tax invoice.

We recommend you make a final inspection of the property the morning of the settlement, to ensure that the items which are to be included in the purchase are left on the property and that it is left in reasonable condition.

Sydney Office

P: 1300 120 087 | F: (02) 4367 5319
M: 0405 084 423 | E: kylie@wconveyancing.com.au
A: Level 8, 25 Restwell Street, Bankstown
Post: PO Box 3756, Erina NSW 2250

Central Coast Office

P: 1300 120 087 | F: (02) 4367 5319
E: info@wconveyancing.com.au
A: Platinum Building, West Wing, 3.31/4 Ilya Avenue, Erina
Post: PO Box 3756, Erina NSW 2250

Miranda Office

By Appointment Only

We confirm your instructions and note the property will be used for investment purposes and that all post settlement rates notices will be sent to the address provided by you.

You should make arrangements with the agent to collect all necessary keys, leases and any rental docs.

Please ring if there are any matters that require clarification.

Yours faithfully

World Class Conveyancing Pty Ltd

A handwritten signature in dark ink, appearing to read 'Kylie Bazzi', with a stylized, cursive script.

Kylie Bazzi