

Our Ref: 108023/ME&A SMITH P/L ATF MICHAEL AND AYLA SMSF/P 27 May 2019

Mrs A Smith & Mr M E Smith  
PO Box 139  
NEW LAMBTON NSW 2305

Dear Mrs Smith & Mr Smith

**RE: YOUR PURCHASE FROM TRUDGEON**  
**PROPERTY: 81 CRAVEN PLATEAU ROAD UPPER BOWMAN NSW 2422**

We note that settlement is expected to be effected on 30 May 2019 and accordingly we **enclose** the following:

1. Statement of Purchase.
2. Tax Invoice.
3. Settlement Authority.
4. Feedback form.

Would you please sign the Settlement Authority and return to us as soon as possible to enable settlement to proceed. Please note that settlement cannot be effected until we are in receipt of the signed Settlement Authority. We advise that you may return this completed form by email or fax as we do not require the original document returned.

*Please note that the amount owing to Conveyancing Services, shown as "Total Due on Settlement" on the Tax Invoice, is included in the "Balance to Settle" shown on the Statement of Purchase.*

Council Rates have been adjusted on a paid basis and are paid until 30 June 2019.

**We note that the balance required to settle this matter is approximately \$353,302.33.**

Please ensure that you have taken out insurance over the property as at the date of settlement, or early occupation as you will be responsible for any risk.

After completion we will advise the local council and Department of the Valuer General of the change of ownership. However it will be your responsibility to contact any other authorities such as telephone, gas, electricity etcetera of the change. We would also recommend for your security purposes that the locks on the property are changed. Please also check with the agent to ensure that they have keys which they will be able to hand to you after settlement.

Should you have any queries please contact our office.

Yours faithfully,  
CONVEYANCING SERVICES  
Natalie Mason

Telephone 02 4957 3655

Mail PO Box 123 ADAMSTOWN NSW 2260

Office 6 Wood St ADAMSTOWN NSW 2260

DX 26215 Hamilton

Email [mail@conveyancing-services.com.au](mailto:mail@conveyancing-services.com.au)

Internet [www.conveyancing-services.com.au](http://www.conveyancing-services.com.au)

Licence Number 0500 0803

Also at 470 High St MAITLAND NSW

**NOTE: Conveyancing Services will not proceed to settlement until we are in receipt of a signed Settlement Authority**



**Licensed Conveyancers:**

Tony Morris  
Natalie Mason  
Kat Bell





# Statement of Purchase

RE: ME & A SMITH PURCHASE FROM TRUDEON  
 REFERENCE: 108023/ME&ASMITHPTYLTD/P  
 PROPERTY: 81 CRAVEN PLATEAU ROAD, BOWMAN NSW 2422  
 AS AT: Thursday, 30 May 2019

	\$	\$
Purchase Price		377,000.00
Less Deposit	37,800.00	
Plus Purchasers Proportion Paid Council Rates \$1,241.62 - 31/365 Days		105.45
Less Registration on Discharge of Mortgage	141.60	*
Plus Stamp Duty		12,475.00 *
Plus Pexa Fee		112.64 *
Plus Registration Fees		283.20 *
Plus Our Costs		1,400.00 *
Plus Our Disbursements		167.64 **
Less Amount Paid On Account	300.00	
<b>Balance To Settle</b>	<b>353,302.33</b>	
	<hr/>	<hr/>
	\$391,543.93	\$391,543.93

\* Indicates Taxable Supply

\*\* Indicates Part Taxable Supply - Refer to Tax Invoice

## Tax Invoice

TO: M E & A SMITH PTY LTD ATF MICHAEL & AYL A SMSF  
PO Box 139  
NEW LAMBTON NSW 2305

DATE OF ISSUE: Monday, 27 May 2019  
OUR REFERENCE: 108023/ME&ASMITHPTYLTD/P

	\$
To our costs in acting on your behalf in respect of property at 81 CRAVEN PLATEAU ROAD, BOWMAN NSW 2422 including all necessary letters, attendances etc, as agreed	1,400.00 *
<b>Disbursement Report</b>	
Statutory Searches and enquiries	95.22 *
Use of Trust Account Fee	66.00 *
Agency Fees on Online Stamping of Contract	6.42 *
	<hr/>
	167.64
Total Costs and Disbursements (includes \$142.51 GST)	1,567.64
Less Amount Paid On Account	300.00
	<hr/>
<b>Total Due On Settlement</b>	<b>1,267.64</b>

\* Indicates Taxable Supply

Telephone 02 4957 3655

Mail PO Box 123 ADAMSTOWN NSW 2289

Office 6 Wood St ADAMSTOWN NSW 2289

DX 26215 Hamilton

Email [mail@conveyancing-services.com.au](mailto:mail@conveyancing-services.com.au)

Internet [www.conveyancing-services.com.au](http://www.conveyancing-services.com.au)

E&OE Licence Number 0500 0803

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**Licensed Conveyancers:**

Tony Morris

Natalie Mason

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