

### Unsettled Trades

Acquisitions		
Sundry Liabilities		
Sundry Creditors	\$	6,708.00
Total Sundry Liabilities	\$	6,708.00
Total Acquisitions	\$	6,708.00
Disposals		
Direct Property		
Lot 114 Magpie Street 43%	\$	67,080.00
Total Direct Property	\$	67,080.00
Total Disposals	\$	67,080.00
Total Unsettled Trades	\$	73,788.00
Total Other Assets	\$	179,065.40
Total Assets	\$	179,065.40

es

### Unsettled Trades

Acquisitions		
Direct Property		
Lot 114 Magpie Street 43%	\$	2,015.16
Total Direct Property	\$	2,015.16
Total Acquisitions	\$	2,015.16
Total Unsettled Trades	\$	2,015.16

### Other Creditors and Accruals

Sundry Liabilities		
Sundry Creditors	\$	7,258.00

## Elizabeth Meiklejohn

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**From:** Greg Thorncroft <gregt@dynamicairsystems.com.au>  
**Sent:** Monday, 21 March 2022 4:42 PM  
**To:** Elizabeth Meiklejohn  
**Subject:** RE: Overdue BAS & 2021 information request

Good Afternoon Elizabeth

The property was sold on the 14/4/21 and finally settled on the 11/8/21

Best Regards,

Greg Thorncroft  
**Operations Manager**

**M** | 0437 330 643  
**P** | (03) 9330 4444  
**A** | 25 Glenville Dr, Melton, VIC 3337  
**E** | [gregt@dynamicairsystems.com.au](mailto:gregt@dynamicairsystems.com.au) **W** | [www.dynamicairsystems.com.au](http://www.dynamicairsystems.com.au)

**DYNAMIC AIR SYSTEMS**  
Compressed Air Innovations

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**From:** Elizabeth Meiklejohn <ElizabethM@virtusuper.com.au>  
**Sent:** Monday, 21 March 2022 4:41 PM  
**To:** Greg Thorncroft <gregt@dynamicairsystems.com.au>  
**Subject:** RE: Overdue BAS & 2021 information request

Hi Greg

Thank you for the information.

Can you please confirm that the contract date was 30 June 2021?

The contract we have on file is undated and unsigned.

Kind regards

Liz

# VILE & VILE

SOLICITORS OF MAITLAND

Principal:  
ANDREW VILE, B.LEG.S

Email: andrew@vileandvilelaw.com  
ABN 72 389 908 682

46 BELMORE ROAD  
MAITLAND NSW 2320  
P.O. BOX 57  
NORTH MAITLAND NSW 2320  
PHONE: (02) 4933 5607

11 August 2021

AV:EA:8598

## Via email only

Mr G P & Mrs S E Thorncroft  
7 Rotarian Place  
MELTON WEST VIC 3337

Mr N B Thorncroft  
55 Edwards Avenue  
THORNTON NSW 2322

Mr G N & Mrs R J Thorncroft  
11 Yaldara Avenue  
THORNTON NSW 2322

Mr D H Thorncroft  
6A Avondale Drive  
THORNTON NSW 2323

Dear Clients

## RE: SALE OF 26 MAGPIE STREET, McDOUGALLS HILL TO K. TANKS

We confirm that settlement of the sale of the above property was effected on 11 August 2021. The amount of \$166,913.57 was received on settlement and electronically transferred to your nominated Super Fund Bank Accounts in accordance with your instructions (see below). This amount was made up as follows:

Amount received at settlement as per the enclosed Settlement Statement		\$154,754.53
<b>Plus</b>		
Deposit held in our Trust Account		\$17,160.00
		<u>\$171,914.53</u>
<b>Less</b>		
Singleton Council	\$583.27	
Our costs and disbursements as per the enclosed Tax Invoice	\$4,299.77	
PEXA Fee	\$117.92	\$5,000.96
		<u>\$166,913.57</u>

## Payments to you

Thorncroft Family No 1 Super Fund – 57%	\$95,140.73
Thorncroft Family No 2 Super Fund – 43%	\$71,772.84
	<u>\$166,913.57</u>

NSW Land Registry Service will notify Singleton Council and the Valuer General of your sale of the above property and, once their records have been noted, no further notices will issue to you.

Proceeds in bank =	\$71,772.84
Add: Expenses paid =	\$2,150.41
Less: Council rates reimbursed =	\$135.25
Gross Sell Price =	<u>\$73,788</u>

Liability limited by a scheme approved  
under Professional Standards Legislation

THE LAW SOCIETY OF NSW

**PROFESSIONAL STANDARDS SCHEME**

MR GRANT THORNCROFT, MRS LINDA THORNCROFT, MRS RACHEL THORNCROFT & MR DEAN THORNCROFT AS TRUSTEE FOR THORNCROFT FAMILY NO 2 SUPER FUND

## Tax Invoice

ABN 22 113 373 528

To: Kylie Emily Tanks  
C/- 18 Magpie Street,  
MCDUGALLS HILL NSW 2330

Invoice Date: 26 July 2021

Invoice No: 0004

Details	Amount
Sale of 26 Magpie Street, McDougalls Hill NSW 2330 (Lot 114 DP1110275) as per contract for sale.	
Sub total	67,080.00
GST	<u>6,708.00</u>
Total Amount of Invoice inclusive of GST	<u>\$73,788.00</u>

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### PAYMENT ADVICE

To: Mr Grant Thorncroft, Mrs Linda Thorncroft, Mrs Rachel Thorncroft & Mr Dean Thorncroft As Trustee For Thorncroft Family No 2 Super Fund

Due Date: At settlement of the property

Invoice No: 0004

Account Name: G Thorncroft, L Thorncroft, R Thorncroft & D Thorncroft ATF Thorncroft Family No 2 Super Fund

BSB Number: 062-599

Account Number: 10237384

Total Due: \$73,788.00

# Contract for the sale and purchase of land 2019 edition

**TERM**  
vendor's agent

**MEANING OF TERM**  
WITHOUT THE INTERVENTION OF AN AGENT

**NSW DAN:**

co-agent  
vendor

**GREGORY PHILIP THORNCROFT, SALLY ANNA ELIZABETH THORNCROFT, NIGEL BRUCE THORNCROFT, GRANT NELSON THORNCROFT, RACHEL JAYNE THORNCROFT and DEAN HARVEY THORNCROFT**

vendor's solicitor

C/-  
**VILE & VILE SOLICITORS**  
46 Belmore Road, Lorn NSW 2320  
PO Box 57 North Maitland NSW 2320

P: 02 4933 5607  
E: andrew@vileandvilelaw.com

date for completion  
land (address,  
plan details and  
title reference)

42nd day after the contract date (clause 15)  
**26 MAGPIE STREET MCDUGALLS HILL NSW 2330**  
Lot 114 in Deposited Plan 1110275  
114/1110275

improvements

☒ VACANT POSSESSION ☐ subject to existing tenancies  
☐ HOUSE ☐ garage ☐ carport ☐ home unit ☐ carspace ☐ storage space  
☒ none ☐ other:

attached copies

documents in the List of Documents as marked or numbered:  
other documents:

**A real estate agent is permitted by legislation to fill up the items in this box in a sale of residential property.**

inclusions

☐ blinds ☐ dishwasher ☐ light fittings ☐ stove  
☐ built-in wardrobes ☐ fixed floor coverings ☐ range hood ☐ pool equipment  
☐ clothes line ☐ insect screens ☐ solar panels ☐ TV antenna  
☐ curtains ☐ other:

exclusions

purchaser

**KYLIE EMILY TANKS**  
C/- 18 Magpie Street, McDougalls Hill NSW 2330

purchaser's solicitor

**CDG Law**  
12 Pitt Street, Singleton NSW 2330

P: 02 6572 2911  
E: reception@cdglaw.com.au

price **\$ 171,600.00 43% = \$73,788**

deposit **\$ 17,160.00**

(10% of the price, unless otherwise stated)

balance **\$ 154,440.00**

contract date

(if not stated, the date this contract was made)

buyer's agent

See Execution Pages

vendor

**GST AMOUNT (optional)**  
The price includes  
GST of: **\$ 15,600.00**

witness

purchaser ☐ JOINT TENANTS ☐ tenants in common ☐ in unequal shares

witness