



Our ref: LD/120867

10 October, 2012

Mr J & Ms B Mosetter, Ms J Vickers & Mr J Mosetter  
Villa 182, 'Palm Lake Resort'  
97-127 Hogg Street,  
CRANLEY, QLD 4350

Dear Sirs & Mesdames

**YOUR SALE TO MUH  
48 GREHAN CRESCENT, MT WARREN PARK**

We confirm that settlement of the sale of property as above was effected on the 9th October, 2012 when balance of purchase money was received in exchange for executed transfer documents and the relative title deed. Full settlement figures are shown in the attached statement.

Rates on the property were adjusted up to and including the date of settlement. The relevant local authority will be advised of the change of ownership by the Titles Office on registration of the transfer into the buyers' name. All future rate notices should now issue direct to the purchaser(s).

Please note that if the deposit monies paid to the real estate agent by the buyer exceeds the commission and GST tax invoice, the agent will account to you for the balance of monies or you may wish to call on the agent to collect same.

As all matters in connection with the sale now appear to have been satisfactorily concluded, we take this opportunity of thanking you for your instructions and attach for your information and attention a Form 2 together with a memo of our costs and outlays herein.

Should you have any queries concerning this matter, please do not hesitate to contact us.

Yours faithfully



CSM CONVEYANCING

*Liability limited by a scheme approved under Professional Standards Legislation*



## CSM CONVEYANCING

Mr J & Ms B Mosetter, Ms J Vickers & Mr J Mosetter  
Villa 182, 'Palm lake Resort'  
97-127 Hogg Street,  
CRANLEY, QLD 4350

**TAX INVOICE**  
ABN 366 510 797 95

**YOUR SALE TO MUH**  
**48 GREHAN CRESCENT, MT WARREN PARK**

10 October 2012

DESCRIPTION	PRICE
Professional Fees & Sundries	\$441.75
<b>Outlays</b>	
DNR title search	\$15.35
Settlement attendance – Brisbane	\$42.90
Subtotal	\$500.00
GST	\$50.00
Total	<b>\$550.00</b>

SALE AMOUNT	\$500.00
GST AMOUNT	\$50.00
TOTAL	\$550.00
PAYMENTS	\$550.00
BALANCE DUE	0.00

With compliments  
**CSM CONVEYANCING**

E & OE Note at the expiration of 7 years all files will be destroyed

6/82 City Road Beenleigh Qld 4207 Telephone 3807-2233 Fax 3807-3841

# SETTLEMENT STATEMENT

**MATTER:** MOSETTER & VICKERS SALE TO MUH  
**PROPERTY:** 48 GREHAN CRESCENT, MT WARREN PARK  
**SETTLEMENT DATE:** 09 October 2012

	Amount (\$)
CONTRACT PRICE	360,000.00
LESS DEPOSIT	10,000.00
	<u>350,000.00</u>
<b>LESS COUNCIL RATES</b>	
\$575.11 unpaid for the quarter 01 October 2012 to 31 December 2012	
Proportion being 9/92 days	56.26
	<u>349,943.74</u>
<b>LESS WATER CONSUMPTION CHARGES</b>	140.16
	<u>349,803.58</u>
<b>PLUS CREDIT OF RATES</b>	60.00
<b>BALANCE ON SETTLEMENT</b>	<u><b>\$349,863.58</b></u>

Payee	Amount (\$)
1. CSM Conveyancing	550.00
2. Palmlake Works Pty Ltd	301,000.00
3. JM & BE Mosetter (banked into your CBA BANK A/C)	48,313.58
<b>TOTAL</b>	<u><b>\$349,863.58</b></u>