

**C.R. ELVY & ASSOCIATES
SOLICITOR & CONVEYANCER**

1/7 Pittwater Road
MANLY NSW 2095
Tel: 9977 7200
Fax: 9977 8317

ABN 55 332 842 129

12/11/2020

Fern Superannuation Pty Ltd

Dear Geoff and Lynn

**RE: YOUR SALE TO WILSON
802/22 CENTRAL AVENUE, MANLY**

I refer to the above matter and confirm settlement took place on 11 November, 2020.

I enclose Settlement Sheet.

From your Sale after payment of outstanding Council rates (\$965.70) and Strata Unit levies (\$1,528.70) and PEXA fee (\$114.07) the amount remaining (\$616,740.68) was paid to you and deposited credited to your nominated Bank Account.

The Deposit of \$32,500.00 held in my Trust Account will after payment of my Memorandum of Costs and Disbursements (enclosed herewith) will be paid to you and deposited credited to your nominated Bank Account.

I enclose my Trust Account Statement.

This matter is now complete.

Thank you for your instructions.

Best Wishes.

Yours Faithfully

**CRAIG R. ELVY
C.R. ELVY & ASSOCIATES**

RE: FERN SUPERANNUATION PTY LTD SALE TO WILSON

802/22 CENTRAL AVENUE, MANLY

SETTLEMENT ON 11/11/2020

SALE PRICE	\$	650,000.00
DEPOSIT	\$	32,500.00

BALANCE	\$	617,500.00
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2020/2021 year Council rates - \$1,287.72

Treat as paid to 30/6/2021

Purchaser allows 231/365 days	\$	814.97
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2020 quarter Water rates - \$153.56

Fully paid to 31/12/2020

Purchaser allows 50/92 days	\$	83.46
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2020 quarter Strata levies - \$1,528.70

Treat as paid to 31/12/2020

Purchaser allows 50/92 days	\$	830.82
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Purchaser allows Section 184 Certificate fee	\$	119.90
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AMOUNT PAYABLE ON SETTLEMENT	\$	619,349.15
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Cheques:

Northern Beaches Council	\$	965.70
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Owners Corporation – SP7114	\$	1,528.70
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PEXA FEE	\$	114.07
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FERN SUPERANNUATION PTY LTD	\$	616,740.68
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**C.R. ELVY & ASSOCIATES
SOLICITOR & CONVEYANCER**

TAX INVOICE

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12/11/2020

Fern Superannuation Pty Ltd

MEMORANDUM OF COSTS AND DISBURSEMENTS

**RE: YOUR SALE TO WILSON
802/22 CENTRAL AVENUE, MANLY**

To Professional Costs of acting on your behalf as Vendor in relation to the Sale of the above property for Sale Price of \$650,000.00 being Strata Title Act land \$1,100.00 (includes \$100.00 GST)

To Professional Costs of acting on your behalf as Vendor in relation obtaining your 2019 Land Tax clearance certificate required to be provided to the Purchaser \$110.00 (includes \$10.00 GST)

TOTAL PROFESSIONAL COSTS

\$ 1,210.00 #2

Disbursements

Expenses subject to GST

2020 Land Tax Section 47 Certificate

Application fee \$ 57.00 #2

Law Society – Contract Copyright fee \$ 12.00 #2

Sundries incl. Postage, Stationery,

Telephone (incl. Mobile)

and Scanning charges \$ 17.60 #2

Photocopying incl. copy

Contracts for Purchaser \$ 66.00 #2 \$ 152.60 #2

**Expenses GST exempt
or ordered on your behalf**

Search of Title \$190.23 #2

Section 10.7 Certificate –

Northern Beaches Council \$ 53.00 #2

Section 184 Certificate \$119.90 #1 \$ 363.13 #1 \$ 515.73 #2

TOTAL AMOUNT DUE AND PAYABLE

\$1,725.73 #2

With Compliments

**CRAIG R. ELVY
C.R. ELVY & ASSOCIATES**

#1 = GST exempt or ordered on your behalf

#2 = Includes GST

GST included in Amount Payable = \$123.87

You may apply to have the costs assessed under Part 11 of the Legal Profession Act 1987. If costs have been wholly or partly paid, application must be made within 12 months after you receive this Bill of Costs.

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12/11/2020

Fern Superannuation Pty Ltd

TRUST ACCOUNT STATEMENT

**RE: YOUR SALE TO WILSON
802/22 CENTRAL AVENUE, MANLY**

Monies received from Purchaser
being Deposit re Sale \$ 32,500.00

Monies paid to C.R. Elvy & Associates
Memorandum of Costs and Disbursements
dated 12/11/2020 \$ 1,725.73

Monies paid to you on completion \$ 30,774.27

Entitlement of Beneficiaries
Monies remaining in Trust Account \$ NIL

With Compliments

**CRAIG R. ELVY
C.R. ELVY & ASSOCIATES**
