

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

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

17/3/2021

The Directors
Mr R.G Adams and Ms. L.M. Phillips
Fern Superannuation Pty Ltd
48 Ford Street
BELLINGEN NSW 2454

Dear Geoff and Lynn

**RE: FERN SUPERANNUATION PTY LTD PURCHASE FROM FRAZER, FRAZER &
WINKWORTH
237/68 PACIFIC DRIVE, PORT MACQUARIE**

I refer to the above matter and confirm settlement took place on Monday 15 March, 2021.

I enclose AMENDED Settlement Sheet.

The amount required to complete your Purchase matter was \$334,100.10 plus Stamp Duty re your Purchase Contract and Transfer in the sum of \$11,960.00 and payment of my Memorandum of Costs and Disbursements in the sum of \$1,798.00 and PEXA fee of \$116.60 and Registration fee of \$146.40 totalling \$348,021.10.

You provided \$339,000.00 and \$8,870.49 totalling \$347,870.49 to my Trust Account. I applied all to the above other than part of my Costs and Disbursements so \$150.61 still owing to my Costs and Disbursements. Please pay to below Account.

I have notified local Council, Owners Corporation and Valuer-General of the sale to you so all future notices should issue to you.

I enclose my Trust Account Statement.

This matter is now complete.

Best Wishes.

Yours Faithfully

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

BANKING DETAILS
COMMONWEALTH BANK OF AUSTRALIA
C.R. ELVY & ASSOCIATES GENERAL ACCOUNT
BSB 062 197
A/C NO: 1022 0397

\$150.61

RE: FERN SUPERANNUATION PTY LTD PURCHASE FROM FRAZER & FRAZER & WINKWORTH
237/68 PACIFIC DRIVE, PORT MAQUARIE

SETTLEMENT ON 15/3/2021

PURCHASE PRICE	\$	369,000.00
DEPOSIT	\$	36,900.00
BALANCE	\$	332,100.00
2020/2021 year Council rates - \$1,748.17 Treat as paid to 30/6/2021 Purchaser allows 107/365 days	\$	512.48
Water availability charge - \$44.50 Period – 1/1/2021 – 31/3/2021 Purchaser allows 16 days	\$	7.91
2020 quarter Strata levies - \$1,691.05 Treat as paid to 31/5/2021 Purchaser allows 77/92 days	\$	1,415.34
Purchaser allows Section 184 Certificate fee	\$	119.90
Vendor allows - Water usage charges from date last read (28/1/2021) being 46 days @ 35.0374 kl per day @ \$3.31 per kl (1.041% share)	\$	(55.53)
AMOUNT PAYABLE ON SETTLEMENT	\$	334,100.10

Cheques:

Port Macquarie Hastings Council (Council rates)	\$	875.26
Port Macquarie Hastings Council (Water rates)	\$	178.85
Owners Corporation – SP68901	\$	1,691.05
As directed by the Vendor	\$	331,354.94

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TRUST ACCOUNT STATEMENT

**RE: FERN SUPERANNUATION PTY LTD PURCHASE FROM FRAZER, FRAZER &
WINKWORTH
237/68 PACIFIC DRIVE, PORT MACQUARIE**

Monies received from you on Account
Settlement monies

\$ 339,000.00
\$ 8,870.49

Monies paid to Vendor on completion via
PEXA

\$ 347,870.49

Monies remaining in Trust Account

\$ NIL

Yours Faithfully

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