

From: Kellie from Kellie O'Malley Conveyancing
To: Toni at East St: david.cowan@expaustralia.com.au
Cc: Renee Baxter; Sapna Juneja
Subject: RE: Gray Sale to Ravenscroft Property: 22 Boomerang Street, Cessnock
Date: Monday, 21 July 2025 4:38:15 PM
Attachments: [image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)
[image001.png](#)

Good afternoon

I hereby authorise the release of the deposit to East Coast Conveyancing Trust Account as requested.

Kind Regards,

Kellie O'Malley

Licensed Conveyancer/ Justice of the Peace

E: kellieomalleyconveyancing.com.au

M: 0432 328 170

A: P O Box 97, MORISSET NSW 2264



CYBER SECURITY ALERT - Be aware that cyber fraudsters are currently targeting Australian law firms, conveyancers, real estate agents and their clients and have been successful in diverting funds into fraudulent bank accounts. These scams include money transfers, false or tampered invoices and demanding ransoms to unlock access to your own computer systems. To reduce this risk, please ensure you **YOU DO NOT** act on any communication from our office asking you to transfer or deposit money without first confirming this over the phone on 0432 328 170 to authenticate the request.

DO NOT	DO
<ul style="list-style-type: none">✗ Transfer any money to any bank account without telephoning our office to confirm account details.✗ Open attachments, click on hyperlinks or download buttons in unexpected emails from us, without first contacting us to confirm legitimacy.	<ul style="list-style-type: none">✓ Telephone our office if you want to provide updated bank account details.✓ Contact our office if you have any doubt about any email or electronic communication that appears to have come from us.✓ Give this warning to anyone else who is involved in this matter (agent, financier, family member etc) who may be transferring money.

CONFIDENTIALITY & PRIVILEGE NOTICE This email is intended only to be read or used by the addressee. It is confidential and may contain legally privileged information. Confidentiality and legal privilege attached to this communication are not waived or lost by reason of the mistaken delivery to you. If you are not the intended recipient any use, distribution, disclosure or copying of this email is strictly prohibited. If you have received this email in error, please delete it and notify us immediately by telephone or email.

K & S Conveyancing Pty Ltd ACN 658 022 014 ATF the S & K Leary Family Trust ABN 66 503 561 256 trading as Kellie O'Malley Conveyancing Licence No. 06001121.



From: Toni at East St <Toni@eaststconveyancing.com.au>
Sent: Monday, 21 July 2025 4:00 PM
To: kellieomalleyconveyancing.com.au; david.cowan@expaustralia.com.au
Cc: Renee Baxter <renee.baxter@expaustralia.com.au>; Sapna Juneja <sapna.juneja@expaustralia.com.au>
Subject: Gray Sale to Ravenscroft Property: 22 Boomerang Street, Cessnock

Good afternoon, Kellie and David

I would like to request the balance of deposit be paid out to my trust account.
I have a simultaneous settlement and need the funds for my client's purchase.

Kellie could you please authorise the agent to release the balance of deposit to my trust account:

East St Conveyancing Trust Account

BSB:032-639

ACC: 380-362

Ref: Last Name & Property

Kind Regards

Toni Walsh – Licensee



Postal Address: 13 Hanson Close East Maitland NSW 2323
Phone: 02 4061 7327
Mobile: 0493 812 525
Find us online: [Facebook](#) | [Website](#)
Email: toni@eaststconveyancing.com.au

The information in this electronic mail is privileged and confidential, intended only for use of the individual or entity named.
If you are not the intended recipient, any dissemination, copying or use of the information is strictly prohibited.

If you have received this transmission in error, please delete it immediately from your system and inform us by email on admin@eaststconveyancing.com.au

CYBER SECURITY ALERT: Be aware that cyber fraudsters are currently targeting Australian law firms, conveyancers, real estate agents and their clients and have been successful in diverting funds into fraudulent bank accounts. These scams include money transfers, false or tampered invoices and demanding ransoms to unlock access to your own computer systems. To reduce this risk, please ensure you:

DO NOT

- ✗ Transfer any money to any bank account without telephoning our office to confirm account details.
- ✗ Open attachments, click on hyperlinks or download buttons in unexpected emails from us, without first contacting us to confirm legitimacy.

DO

- ✓ Telephone our office if you want to provide updated bank account details.
- ✓ Contact our office if you have any doubt about any email or electronic communication that appears to have come from us.
- ✓ Give this warning to anyone else who is involved in this matter (agent, financier, family member etc) who may be transferring money.