

Our Ref: DLD:PC :2210034

3 March 2021

Klak Properties Pty Ltd
6 Shirley Road
ROSEVILLE NSW 2069

MORNINGTON OFFICE
342 Main Street Mornington 3931
PO Box 25 Mornington 3931
Tel 03 5975 7611. Fax 03 9575 7765

MELBOURNE OFFICE
Level 40, 140 William Street Melbourne 3000
Tel 03 9097 1868

Email info@morningtonlegal.com.au
Web www.morningtonlegal.com.au
ABN 38 112 575 345

Dear Keky & Karl

RE: Your sale to Hoang
Property: Unit 2502E/888 Collins Street, Docklands

We refer to the above matter and confirm that settlement is due to be effected on Wednesday, 3 March 2021. You are not required to attend settlement.

For your information, we now enclose herewith copy of the Statement of Adjustments and Settlement Statement. All rates for the current period have been adjusted on an apportioned amount allowed between you and the Purchaser. Once settlement has been effected, we will notify each of the relevant rating authorities of the change in ownership in order that all future rate notices issue direct to the new owners.

We also enclose herewith our invoice for costs and disbursements together with Statement of Funds. We confirm that all remaining proceeds of the sale at settlement will be deposited into your Commonwealth Bank Account ending #####752 as instructed.

Any insurance relating to the property should be cancelled following settlement and a request made for a refund of the premium in respect of the unexpired portion of the insurance. If, however, the insurance only has a short time to run, there may be no refund.

We advise that, by law, your file will be kept for a period of 7 years from the date of completion of this matter. If you do not wish for your file to be destroyed please contact us prior to the expiration of 7 years from the date hereof. After that time the file will be destroyed without further notice to you.

Finally, we take this opportunity of thanking you for your instructions and trust that we have been of service to you. Should we be able to assist you with any future legal or conveyancing matters, please contact our office.

Yours faithfully

Per:


MORNINGTON LEGAL

Member of the Law Institute of Victoria - Liability limited by a scheme approved under Professional Standards Legislation

ANTHONY SNOOKS BA, Grad Dip Soc Sci, LLB (Hons). Principal
LUKE ENGLISH MBA, JD (Distinction), Grad Dip Local Gov Law, GDLP . Accred Spec (Env Planning & Local Gov)
AMANDA RAJAH BA, LLB (Monash) . Family Lawyer
COLIN O'NEILL BA, LLB (Hons), M.Ind & E.Rel . Special Counsel
DONNA DAY Adv.Dip.F.S.(Conveyancing) . Conveyancing Manager
CHELSEA JENKINS B Soc Sci (Crim Justice), LLB, GDLP . Solicitor
AYLA DODSON B Soc Sci (Crim Justice), LLB, GDLP, Adv. Dip Disability Solicitor
ANN-MARIE SCHWARZ Assoc.Dip.Bus.(Leg Admin) . Probate Clerk





Melbourne Inner City Management Pty Ltd
 Licensed Estate Agent. ABN 39 060 312 012
 178 City Road, Southbank, Vic 3006, Australia
 Email: info@micm.com.au Ph: (613) 9697 8888
 Director: Keith Bayliss. Licensed Estate Agent
 www.micm.com.au

Quality Endorsed Company - ISO 9001 2000 Lic-14441

Mornington Legal
 PO Box 25
 Mornington, VIC, 3931

Account Sales Tax Invoice

ABN: 39 060 312 012
 Date: 22/02/2021
 Reference: MOS200413

Property: 2502E/888 Collins Street, Docklands, VIC, 3008
 Vendor: KLAK PROPERTIES PTY LTD
 Purchaser: Giang Thi Huong Hoang
 Sale Price: \$579,000
 Settlement: 3/03/2021

\$6282.25

Description	Net	GST Rate	GST	Total
Remode - Property Styling (\$2,500.00 unpaid)	-\$2,272.73	10%	-\$227.27	-\$2,500.00
Transfer buyer deposit to vendor solicitor	-\$15,823.75	0%	\$0.00	-\$15,823.75
Partial Payment of Buyer deposit	\$20,000.00	0%	\$0.00	\$20,000.00
Payment: Buyer deposit	\$7,950.00	0%	\$0.00	\$7,950.00
Partial Payment of Buyer deposit	\$1,000.00	0%	\$0.00	\$1,000.00
Vendor Receipt Ref: Vendor contribution to Marketing - BPay	\$1,891.00	0%	\$0.00	\$1,891.00 ✓
Copywriting changed to Offsite	\$59.09	10%	\$5.91	\$65.00 → ✓
Commission	-\$8,000.00	10%	-\$800.00	-\$8,800.00 ✓
Advertising Charges	-\$3,438.42	10%	-\$343.83	-\$3,782.25 ①
			Total	\$0.00

MICM Real Estate
 MICM Property Corporate Head Office: 178 City Road Southbank VIC 3006
 AUSTRALIA

MICM
 1/178 City Road
 Southbank, VIC, 3006
 T: 9697 8888
 E: info@micm.com.au
 https://www.micm.com.au

STATEMENT OF ADJUSTMENTS

HOANG Purchase from KLAK PROPERTIES PTY LTD
 Property: 2502E Level 25 /888 Collins Street, Docklands
 Adjustment Date: Wednesday, 03 March 2021

Payable by Vendor Payable by Purchaser

Melbourne City Council Rates		
For Period 01/07/2020 to 30/06/2021 - 365 days		
\$1209.26 Adjusted as Paid		
Purchaser allows 119 days		\$394.25
City West Water Water Rates		
For Period 01/07/2020 to 30/06/2021 - 365 days		
\$567.72 Adjusted as Paid		
Purchaser allows 119 days		\$185.09
Parks Victoria - Parks Charge		
For Period 01/07/2020 to 30/06/2021 - 365 days		
\$79.02 Adjusted as Paid		
Purchaser allows 119 days		\$25.76
Owners Corporation Fees OC 1		
For Period 01/02/2021 to 30/04/2021 - 89 days		
\$740.00 Adjusted as Paid		
Purchaser allows 58 days		\$482.25
Owners Corporation Fees OC 2		
For Period 01/02/2021 to 30/04/2021 - 89 days		
\$418.00 Adjusted as Paid		
Purchaser allows 58 days		\$272.40
Fee to discharge the Mortgage on Title	\$110.80	

Totals	\$110.80	\$1,359.75
Less Amount Payable By Vendor		\$110.80
Purchaser to pay to Vendor		\$1,248.95

SETTLEMENT STATEMENT	
Purchase Price	\$579,000.00
Plus Options & Extras	\$0.00
Total Price	\$579,000.00
Less Deposit	\$28,950.00
	\$550,050.00
Plus Adjustments	\$1,248.95
Amount payable to Vendor at settlement	\$551,298.95

SETTLEMENT FUNDS DISTRIBUTION	
Payee	Amount
City West Water	\$283.86
OC 1	\$740.00
OC 2	\$418.00
PEXA	\$116.60
As the Vendor directs	\$549,740.49
Total:	\$551,298.95

E. & O. E.

Prepared by Sargeants Hawthorn Pty Ltd on 25/02/2021

Mornington Legal

ABN 38 112 575 345

PO Box 25
Mornington Vic 3931
Ph. 03 5975 7611
Fax. 03 5975 7765
info@morningtonlegal.com.au

Tax Invoice

Klak Properties Pty Ltd
6 Shirley Road
ROSEVILLE NSW 2069

Date: 22/02/2021
Invoice No: 19577
Due Date: 08/03/2021

Person Responsible: Donna Day

Matter: 2210034
Klak Properties Pty Ltd

Memo: 2210034 Klak Properties Pty Ltd, Sale: Unit 2502E,
888 Collins Street, Docklands; Hoang

Summary

Description	Inv Amount
Professional Fees	\$1,200.00
Total	\$1,200.00
Less Amount Received	-
Balance Due	\$1,200.00

TO BE PAID AT SETTLEMENT
NO FURTHER PAYMENT REQUIRED

CLICK TO PAY

Visit: <https://morningtonlegal.rapidpay.com.au>
Ref: 140254041878



Billers Code: 244699
Ref: 1402 5404 1878

Use your online or mobile banking.
RapidPay will appear as the Biller Name.



BSB: 083781
Account: 485351545
Ref: 140254041878

Use your online or mobile banking.
Insert reference in the description field.

*Payments by credit cards may incur surcharge fees

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ROSEVILLE NSW 2069

Tax Invoice

Date: 22/02/2021
Invoice No: 19577

Person Responsible: Donna Day

Matter: 2210034
Klak Properties Pty Ltd

Memo: 2210034 Klak Properties Pty Ltd, Sale: Unit 2502E, 888
Collins Street, Docklands; Hoang

Professional Fees

Date	Description	Amount	GST
22/02/2021	TO-Our professional services rendered in connection with the sale of the property including instructions regarding Vendor's Statement (including obtaining copy title, and making enquiries regarding and obtaining information about any mortgages, restriction notices, outgoing, planning, right to sell etc.); checking proper execution and service of Vendor's Statement; perusal of Contract of Sale; perusal of Transfer of Land; preparing Stamps Act statutory declaration; checking adjustments account; attending to land tax and municipal and other authority notices of dispositions of the land; ensuring that any mortgages are discharged on or before settlement; arranging and effecting final settlement on your behalf; advising you in respect of matters relating to the sale; all necessary attendances and correspondence in connection with the sale; and skill care and responsibility	\$1,090.91	\$109.09
		\$1,090.91	\$109.09

Invoice Amount: \$1,090.91

Tax: \$109.09

Total Amount: \$1,200.00

Amount Received: -

Balance Due: \$1,200.00

Donna Day

NOTIFICATION OF CLIENT'S RIGHTS

1. If this bill is not itemised, you are entitled to request a fully itemised bill within 30 days of the bill becoming payable. If the itemised bill exceeds the amount specified in this lump sum bill, the additional costs may be recovered from you only if the costs are determined to be payable after a costs assessment before the Supreme Court Costs Court or after a binding determination by the Victorian Legal Services Commissioner.
2. If there is a dispute or you are unhappy with this bill you can discuss your concerns with Anthony Snooks, who is designated as responsible principal for this bill, or apply for costs assessment before the Supreme Court Costs Court within 12 months of receiving the bill, or a request for payment being made, or when the bill was paid. An application can be made outside of this 12-month period if the court considers it just and fair, having regard to the reasons for the delay.

3. You may also seek the assistance of the Victorian Legal Services Commissioner in the event of a dispute about this bill within 60 days of the bill becoming payable or, if you requested an itemised bill, within 30 days of receiving that bill. The Legal Services Commissioner may waive the time requirement if the complaint is made within 4 months after the required period and it is just and fair to deal with the complaint having regard to the reasons for delay.

4. If an interim bill is provided it may be assessed at the time of the interim bill or at the time of the final bill whether or not the interim bill has previously been assessed or paid.

5. Interest will be charged on unpaid legal costs in accordance with the terms of our costs agreement. Should the costs agreement not deal with the charging of interest, we will charge interest on legal costs which remain unpaid 30 days after giving you this bill, in accordance with s 195 of the Legal Profession Uniform Law. The rate of interest is the Cash Rate Target stipulated by the Reserve Bank of Australia as at the date of issue of this bill plus 2 %.

6. If we hold money in our trust account for you, we will apply it towards payment of our legal costs that are owing at the expiration of 7 business days from the date this bill was issued, unless an objection is made.

PRELIMINARY STATEMENT OF FUNDS

KLAK PROPERTIES PTY LTD sale to HOANG UNIT 2502E/888 COLLINS STREET, DOCKLANDS

SALE PRICE:		\$579,000.00
FUNDS PAID TO OUR TRUST ACCOUNT:		\$ 700.00
PROPERTY CERTIFICATES REQUIRED FOR SECTION 32:	\$ 440.96	
OWNERS CORPORATION CERTIFICATES:	\$ 243.38	
AGENTS COMMISSION:	\$ 8,800.00	
FUNDS PAID TO AGENTS TRUST ACCOUNT FOR ADVERTISING AND CREDIT HELD:		\$ 1,956.00
ADVERTISING CHARGES:	\$ 6,282.25	
ADJUSTMENT OF RATES: (as per enclosed Statement)		\$ 1,248.95
SOUTH EAST WATER:	\$ 283.86	
OWNERS CORPORATION FEES:	\$ 1,158.00	
COSTS & DISBURSEMENTS: (as per enclosed Tax Invoice)	\$ 1,200.00	

PROPERTY EXCHANGE AUSTRALIA
ELECTRONIC SETTLEMENT
PLATFORM FEE:

\$ 116.60

INDICATIVE FUNDS REQUIRED TO
DISCHARGE MORTGAGE FROM
WESTPAC BANK:

\$369,774.99

\$388,300.04

\$582,904.95

\$388,300.04

FUNDS TO BE DEPOSITED
INTO YOUR COMMONWEALTH
BANK ACCOUNT ENDING #752:

\$194,604.91

E. & O.E.

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