



Date Generated: 05/05/2023

Settlement Completion Record

Settlement Details:

Subscriber BMR LAW
Subscriber Role: Incoming Proprietor
Subscriber Reference: Morasha purchase
Being purchase or refinance of: Unit 206 Level 2 7 JEFFCOTT Street WEST
MELBOURNE VIC 3003
Land Title Reference: 12425/993
Total funds settled via PEXA: \$ 500,736.70
Funds not included in PEXA Financial Settlement: \$ 0.00
Net Adjustments: \$ 0.00
PEXA Workspace ID: PEXA239627273
Settlement Date: 05/05/2023

Signature(s) on Settlement Statement:

Julian Mark Edelman - 05/05/2023 15:45 AEST

Signature(s) on Trust Account Debit Authorisation:

Julian Mark Edelman - 05/05/2023 15:45 AEST

Other Workspace Participants

Incoming Mortgagee MSA NATIONAL
Proprietor on Title MUKUSHI & COHEN LAWYERS

Details of Sale Price

	Dealing	Gross Consideration	Deposit Paid	Balance of Purchase
1	AW801066Q	\$ 470,000.00	\$ 47,000.00	\$ 423,000.00

Source Financial Line Item(s)

	Transaction ID	Category	Account Name	Account Details	Client Name	Owner	Amount
1	PEXA239627273 S01F	Balance of Deposit	-	-	-	MUKUSHI & COHEN LAWYERS	\$ 47,000.00
2	PEXA239627273 S03F	Purchaser's Equity	BMR Law PTY LTD TA BMR Lawyers	063116 10182786	Morasha	BMR LAW	\$ 109,216.70
3	PEXA239627273 S02F	Loan Proceeds	-	-	-	MSA NATIONAL	\$ 344,520.00
					Total		\$ 500,736.70

Destination Financial Line Item(s)

	Transaction ID	Category	Account Name	Account Details	Owner	Amount
1	PEXA239627273 D06F	Vendor's Funds	-	-	MUKUSHI & COHEN LAWYERS	\$ 47,000.00



Date Generated: 05/05/2023

Destination Financial Line Item(s)

	Transaction ID	Category	Account Name	Account Details	Owner	Amount
2	PEXA239627273 D02F	Professional Fees	-	-	MUKUSHI & COHEN LAWYERS	\$ 1,471.75
3	PEXA239627273 D08F	Professional Fees	-	-	MSA NATIONAL	\$ 2,531.10
4	PEXA239627273 D07F	Professional Fees	-	-	MSA NATIONAL	\$ 62.04
5	PEXA239627273 D05F	Vendor's Funds	-	-	MUKUSHI & COHEN LAWYERS	\$ 423,651.09
6	PEXA239627273 D15F	Other	-	-	MUKUSHI & COHEN LAWYERS	\$ 750.00
7	PEXA239627273 D14F	Lodgement Fees	Lodgement Fee Account - VIC	-	MSA NATIONAL	\$ 1,307.40
8	PEXA239627273 D13F	Stamp Duty Disbursement	State Revenue Office Victoria	-	BMR LAW	\$ 23,270.00
9	PEXA239627273 D12F	PEXA Fees	PEXA Fee Account	-	MUKUSHI & COHEN LAWYERS	\$ 123.97
10	PEXA239627273 D11F	PEXA Fees	PEXA Fee Account	-	BMR LAW	\$ 123.97
11	PEXA239627273 D09F	Third Party Beneficiary	-	-	MSA NATIONAL	\$ 363.00
12	PEXA239627273 D04F	Water Rates	Greater Western Water 1 (8789)	125214164120	BMR LAW	\$ 82.38
				Total		\$ 500,736.70