



PO Box 3000
Middle Camberwell
Victoria 3124

Level 1
760 Riversdale Road
Middle Camberwell
Victoria 3124

Branch Office at Caulfield
(by appointment only)

T 03 9888 6088
F 03 9888 5654
M 0430 111 925
info@bmlaw.com.au
bmlaw.com.au

ABN 85 155 987 161
ACN 155 987 161

Our Ref: JME:WM:2023082
Your Ref: Yen Hoang Le

8 May 2023

Morasha Property Trust
15 Vanderbilt Avenue
Truganina VIC 3029

Dear Yen

**Re: Your purchase from Azzuro Super Fund Pty Ltd
Property: 206/7 Jeffcott, West Melbourne VIC 3003**

We confirm that settlement took place on 5May 2023.

Settlement and Registration of Transfer

Settlement was effected electronically through Property Exchange Australia Limited (PEXA) and settlement funds were disbursed by ourselves as per the enclosed PEXA Settlement Completion Record.

The transfer was provided to Land Use Victoria on settlement and has been registered. Control of the eCT will stay with your lender until your loan has been repaid and the mortgage discharged.

Statement of Adjustments

We refer to the enclosed Statement of Adjustments and Settlement Statement and note that council and water rates and Owners Coprpoartion levies were adjusted as paid at settlement and your proportions for the current rating periods were added to the balance of the purchase price.

Insurance

If you have not already done so, you should ensure that you have taken out adequate contents insurance. The property is insured by the Owners Corporation.

Notification of Purchase

We have notified the City of Melbourne, Greater Western Water, Owners Corporation and the State Revenue Office of your purchase of the property to enable these

authorities to update their records. All future rate notices, assessments and correspondence will be forwarded to you direct by the relevant authorities.

Legal Fees and Disbursements

We enclose our tax invoice and Trust Account Statement. After deduction of our invoice we confirm we will transfer the balance of the funds in the sum of \$2,762.09 to your NAB account ending #7032.

Wills

We will be in contact with your regarding making wills.

Please note that we will shortly be closing your file. Your file will be stored for 7 years.

As this now completes your purchase, we again take this opportunity of thanking you for your instructions in this matter. It has been a pleasure to deal with you and we wish you well in your new home.

We look forward to being of further assistance in the future and, should you have any queries, please do not hesitate to contact our office.

Yours faithfully
BMR LAWYERS

BMR LAW

Julian Edelman