

18 July, 2022



Ph (03) 5367 4884
154 Main Street Bacchus Marsh 3340
Email – julie@conveyancingquarters.com.au

Bella Jasper Investments Pty Ltd ATF D Bettiol Only Superannuation Fund
48 Bramley Drive
RINGWOOD NORTH 3134

Dear Daniel Bettiol,

Re: Sale to Van Leeuwen
Property: Unit 10 260 Main Street, BACCHUS MARSH

As you are aware, settlement in this matter was affected on 18 Jul 2022 in accordance with the Statement of Adjustments forwarded with our last correspondence. We now attach the Statement of Account reflecting what was paid out at settlement.

We note that at settlement your mortgage was paid out and all surplus monies were paid to your nominated savings account as requested. Please note normal bank processing times apply.

You should contact your insurer and advise of the sale of the property and if appropriate, obtain a proportionate refund of the premium paid.

We have advised your agent that settlement has now taken place and they will account to you separately with regards to the release of the deposit funds.

We are now attending to filing Notices of Disposition with all relevant rating authorities so that in future, all rate notices will issue direct to the Purchasers.

As this matter is now finalised from our point of view, we take this opportunity of thanking you for your instructions and note our account was paid from settlement funds.

Will you help us grow our business? Please talk to your friends and relatives about your Conveyancing Quarters experience. Word of mouth is the very best recommendation for any service. As you are aware we offer exceptional service, home calls, flexible hours and a low cost.

If we can be of any further assistance in relation to this or any other matter, please do not hesitate to telephone.

Yours faithfully

Julie Del Papa *FCInst LEx*

CONVEYANCING QUARTERS

Proprietor: Julie A Del Papa
Certified Practising Conveyancer Licence No 000513L
Member of Australian Institute of Conveyancers (Vic)
This firm holds Professional Indemnity Insurance Against Civil Liability





Statement of Account

Bella Jasper Investments Pty Ltd ATF D Bettiol Only Superannuation
Fund

Unit 10 260 Main Street BACCHUS MARSH

Settlement Date: Monday, 18 July 2022

Ph. (03) 5367 4884 Fax (03) 5367 4639
154 Main Street Bacchus Marsh 3340
Email – julie@conveyancingquarters.com.au

Deduction Allowance for rates As per attached Statement of Adjustments	\$492.76
Total deposit held by agent Separate payment made to you less agent fees and commission	\$25,750.00
Mortgage Payout Figure Payout figures are subject to change the morning of settlement	\$192,096.89
Conveyancing Quarters Cost As per attached Invoice	\$1,250.00
PEXA Settlement Fee Government related cost	\$123.97
Funds paid to you at settlement Amount excluding deposit payout	\$295,286.38
Purchase Price	\$515,000.00

Statement of Adjustment as at 11/07/2022
Conveyancing Quarters

Purchaser: Rosa-Marie Van Leeuwen
Vendor: Bella Jasper Investments Pty Ltd ATF D Bettiol Only Superannuation Fund
Property: Unit 10, 260 Main Street BACCHUS MARSH VIC 3340

Adjustment Description				VENDOR	PURCHASER
Council Rates (Annually) PEND 2023 RATES			\$1,520.70	\$45.83	\$0.00
Unpaid	From: 01 Jul 2022	To: 30 Jun 2023	Vendor Allows	11 Days	
Water Rates (Annually)			\$772.85	\$0.00	\$749.56
Paid	From: 01 Jul 2022	To: 30 Jun 2023	Purchaser Allows	354 Days	
Owners Corporation			\$250.00	\$0.00	\$220.11
Paid	From: 01 Jul 2022	To: 30 Sep 2022	Purchaser Allows	81 Days	
Additional Fees/Allowances					
VIC - Vendor allows Discharge of Mortgage fee				\$114.40	\$0.00
				<hr/>	<hr/>
Less Vendor's Portion				\$160.23	\$969.67
Purchaser to Pay Vendor					<hr/>
					\$160.23
					<hr/>
					\$809.44

Statement of Settlement

Purchase Price	\$515,000.00
Plus Adjustments	\$809.44
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	\$515,809.44
 Less Deposit	 \$25,750.00
 BALANCE DUE TO VENDOR	 <hr/> \$490,059.44

Settlement Distribution Details

Western Water	\$802.20
Owners Corporation	\$500.00
PEXA	\$123.97
Conveyancing Quarters	\$1,250.00
Bank of Melbourne	\$192,096.89
D Bettiol	\$295,286.38
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Total:	\$490,059.44