

Sunnyoaks Conveyancing

STATEMENT OF ACCOUNT

Theodore at Malibu PTY LTD Purchase from Flanagan
Property: 1/2 Malibu Circuit, Carrum Downs

Settlement as at 27 April 2020

Amounts Required for Settlement

Purchase Price	\$232,500.00	
Less Deposit Paid		\$23,250.00
Plus Adjustments	\$358.38	
Plus GST	\$23,272.79	
Registration Fees on Transfer of land	\$797.80	
Stamp Duty	\$10,415.00	
Our account - \$990 fee, \$55 disbursement, \$120 trust use	\$1,165.00	
PEXA Electronic Settlement Fee	\$114.07	
Amount needed to settle to be credited into our Trust account		\$245,373.04
Total	\$268,623.04	

**THEODORE AT MALIBU PTY LTD FROM FLANAGAN
PROPERTY: 1/2 MALIBU CIRCUIT, CARRUM DOWNS VIC 3201**

STATEMENT OF ADJUSTMENTS

DATE OF ADJUSTMENT: 27/04/2020

DATE OF SETTLEMENT: 27/04/2020

	VENDOR	PURCHASER
* Rates, Charges & Levies		
Frankston City Council - \$1,121.15 Annually		
Paid to 30/06/2020		
Purchaser allows 64 days		\$196.05
* Parks & Gardens		
South East Water - \$79.02 Annually		
Paid to 30/06/2020		
Purchaser allows 64 days		\$13.82
* Melbourne Water service charge		
South East Water - \$25.52 Quarterly		
Paid to 30/06/2020		
Purchaser allows 64 days		\$17.95
Owners Corporation Fees		
OCNo.809232U - \$1,380.30 Annually		
Paid to 30/06/2020		
Purchaser allows 64 days		\$241.36
Registration Fees		
Vendor allows 1 x Discharge of Mortgage @ \$110.80	\$110.80	
	\$110.80	\$469.18
Less Vendor's Proportion		\$110.80
PURCHASER TO PAY VENDOR		\$358.38

SETTLEMENT STATEMENT

Purchase Price:	\$232,500.00
Less Deposit Paid:	\$23,250.00
Balance:	\$209,250.00
Plus adjustments:	\$358.38
Plus GST on Applicable items:	\$23,272.79
BALANCE DUE TO VENDOR:	\$232,881.17

SETTLEMENT PAYMENTS

PEXA	\$114.07
Frankston City Council	\$280.00
South East Water	\$25.52
Balance to be advised	\$232,461.58
TOTAL PAYMENTS:	\$232,881.17

Prepared on: **16 April 2020**
By: **Sunnyoaks Conveyancing**
Our Ref: **NH:20/118**

**THEODORE AT MALIBU PTY LTD FROM FLANAGAN
PROPERTY: 1/2 MALIBU CIRCUIT, CARRUM DOWNS VIC 3201**

E. & O. E.