

Statement of Adjustment

C.TANG & ASSOCIATES

Settlement: 24 October, 2022

Adjustments as at: 24 October, 2022

Purchaser: 7 HOWARD ST PTY LTD
Vendor: SARTIKA KOESNO
Property Address: 7 HOWARD Street BOX HILL VIC 3128

Adjustments

					Vendor	Purchaser
Rates	Whitehorse City Council					\$ 1,767.29
	\$ 2,590.60	From 01/07/2022	To 30/06/2023	Paid		
		Purchaser Allows 249 Days				
Water (Services)	Water Service Charge					\$ 14.71
	\$ 19.90	From 01/10/2022	To 31/12/2022	Paid		
		Purchaser Allows 68 Days				
Water (Drainage)	Yarra Valley Water					\$ 20.44
	\$ 27.65	From 01/10/2022	To 31/12/2022	Paid		
		Purchaser Allows 68 Days				
Parks Charge	Yarra Valley Water					\$ 55.67
	\$ 81.60	From 01/07/2022	To 30/06/2023	Paid		
		Purchaser Allows 249 Days				
Land Tax	State Revenue Office					\$ 1,247.29
	\$ 6,695.00	From 01/01/2022	To 31/12/2022	Paid		
		Purchaser Allows 68 Days				
Water (Services)	Sewer Service Charge					\$ 84.03
	\$ 113.69	From 01/10/2022	To 31/12/2022	Paid		
		Purchaser Allows 68 Days				
				Total Adjustments	\$ 0.00	\$ 3,189.43
				Less Vendor's Portion		\$ 0.00
				Purchaser to Pay Vendor		\$ 3,189.43

Statement of Settlement

Purchase Price	\$ 1,582,000.00
Less Deposit Paid	\$ 158,200.00
Balance of Purchase Price	\$ 1,423,800.00
Plus Adjustments	\$ 3,189.43
Plus GST	\$ 0.00
Balance due to Vendor	\$ 1,426,989.43

Payment Directions

Vendor Destination Line Items

Water Rates	C.TANG & ASSOCIATES	\$ 161.24
Vendor's Funds	MALCOLM D MOTHERWELL	\$ 1,422,683.62
Professional Fees	MALCOLM D MOTHERWELL	\$ 1,430.00
PEXA Fees	MALCOLM D MOTHERWELL	\$ 123.97
Council Rates	C.TANG & ASSOCIATES	\$ 2,590.60
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		\$ 1,426,989.43

Purchaser Destination Line Items

Professional Fees	C.TANG & ASSOCIATES	\$ 1,900.00
Lodgement Fees	MSA NATIONAL	\$ 3,717.40
Professional Fees	MSA NATIONAL	\$ 1,702.14
Other	MSA NATIONAL	\$ 522.72
PEXA Fees	C.TANG & ASSOCIATES	\$ 123.97
Stamp Duty Disbursement	C.TANG & ASSOCIATES	\$ 87,010.00
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		\$ 94,976.23