

STATEMENT OF ADJUSTMENTS

VAN CUSTODIAN SUPERFUND PTY LTD Sale to MIKHAIL, SHGTH MIKHAIL SUPER PTY LTD

Property: 441 Dorset Road, Croydon

Settlement: Friday, 30 July 2021		Payable by Vendor	Payable by Purchaser
Time:	Contract Price		\$800,000.00
	Total Extras		\$0.00
Venue:	Total Price		\$800,000.00
	Less Deposit Paid		\$80,000.00
Adjustments as at: 30/07/21	Balance		\$720,000.00

Council Rates

For Period 01/07/2021 to 30/06/2022 - 365 days

\$2477.15 Adjusted as Paid

Purchaser allows 335 days

\$2,273.55

Water Rates

For Period 01/07/2021 to 30/09/2021 - 92 days

\$73.08 Adjusted as Paid

Purchaser allows 62 days

\$49.25

Sewerage Fees

For Period 01/07/2021 to 30/09/2021 - 92 days

\$140.56 Adjusted as Paid

Purchaser allows 62 days

\$94.73

Drainage Charges

For Period 01/07/2021 to 30/09/2021 - 92 days

\$39.98 Adjusted as Paid

Purchaser allows 62 days

\$26.94

Parks Victoria - Parks Charge

For Period 01/07/2021 to 30/06/2022 - 365 days

\$82.22 Adjusted as Paid

Purchaser allows 335 days

\$75.46

Rental income - Buxton(upstairs) - Rental upstairs

For Period 02/07/2021 to 02/08/2021 - 32 days

\$1412.00 Adjusted as Paid

Vendor allows 3 days

\$139.27

Fee to discharge the Mortgage on Title

\$112.40

Water & Sewer Usage Adjustment - Treated as Paid

Period from 26/05/2021 to 30/07/2021 = 65 days @ \$6.46=

\$419.90

Totals	\$251.67	\$722,519.93
Less Amount Payable By Vendor		\$251.67
AMOUNT DUE ON SETTLEMENT		\$722,268.26

SETTLEMENT FUNDS DISTRIBUTION

Payee	Amount
Viconveyancing Pty Ltd	\$440.00
PEXA fees	\$117.92
Yarra Valley Water Authority	\$1,156.67
Maroondah City Council	\$3,982.51
As the Vendor directs	\$716,571.16
Buxton	\$4,874.48
Total:	\$727,142.74

E. & O. E.

Prepared by Viconveyancing Pty Ltd on 29/07/2021