

WALKER & VERDONCK FROM ORMROD
PROPERTY: 86 BIRMINGHAM ROAD, MOUNT EVELYN

STATEMENT OF ADJUSTMENTS

DATE OF ADJUSTMENT: 05/03/2021
DATE OF SETTLEMENT: 05/03/2021

	VENDOR	PURCHASER
Yarra Ranges Council - Rates, Charges & Levies \$1,144.80 Annually Paid to 30/06/2021 Purchaser allows 117 days		366.96
Yarra Valley Water - Drainage \$25.72 Quarterly Paid to 31/03/2021 Purchaser allows 26 days		7.43
Yarra Valley Water - Parks & Gardens \$79.02 Annually Paid to 30/06/2021 Purchaser allows 117 days		25.33
Yarra Valley Water - Water Service Charge \$19.26 Quarterly Paid to 31/03/2021 Purchaser allows 26 days		5.56
Yarra Valley Water - Sewerage Service Charge \$113.00 Quarterly Paid to 31/03/2021 Purchaser allows 26 days		32.64
State Revenue Office - Land Tax \$475.00 Annually Paid to 31/12/2021 Purchaser allows 301 days		391.71
	\$0.00	\$829.63
Less Vendor's Proportion		0.00
PURCHASER TO PAY VENDOR		\$829.63

SETTLEMENT STATEMENT

Purchase Price:	Value 3016120.	545,000.00
Less Deposit Paid:		54,500.00
Balance:		490,500.00
Plus adjustments:		829.63
BALANCE DUE TO VENDOR:		\$491,329.63

SETTLEMENT CHEQUES

Yarra Valley Water	157.98
State Revenue Office - Land Tax	940.00
At Vendors discretion	490,231.65
TOTAL CHEQUES:	\$491,329.63

Prepared on: 2 March 2021
By: SEA CHANGE CONVEYANCING